



AGENDA

Rogers Planning Commission

December 2, 2024 - 7:00 PM

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

2. APPROVE AGENDA

Council members may add items to the agenda for discussion purposes or staff direction only. The Council will not normally take official action on items added to the agenda.

3. CONSENT AGENDA

These items are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items unless a Councilmember so requests, in which event the item will be removed from the Consent Agenda and placed elsewhere on the agenda.

3.1 Approve Minutes from November 6, 2024 Planning Commission Meeting

4. PUBLIC HEARINGS

4.1 Consideration of a Preliminary Plat, Site Plan, and Conditional Use Permit for the Northdale Blvd Light Industrial Development

5. NEW BUSINESS

5.1 Discussion of Sign Code Amendments and Request for Feedback

6. OTHER BUSINESS

6.1 Next Meeting is Scheduled for January 6th, 2025.

7. ADJOURN



STAFF REPORT

ROGERS PLANNING COMMISSION

Meeting Date: December 2, 2024

Agenda Item: 3.1

Subject: Approve Minutes from November 6, 2024 Planning Commission Meeting

Prepared By: Alec Henderson, City Planner

Overview / Background / Analysis

Staff requests approval of the previous meetings minutes.

Staff Recommendation

Motion to approve Consent Agenda.

Financial Impact:

Source Fund:

Budgeted? N/A

Supporting Documentation

A. Planning Commission Meeting Minutes 11-6-2024

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chair Carlson called the meeting to order at 7:00 PM.

2. APPROVE AGENDA

Commission Member Stiebinger moved, Commission Member Fisher seconded a motion to Approve the Agenda. Motion carried 4-0.

3. CONSENT AGENDA

Commission Member Stiebinger moved, Commission Member Fisher seconded a motion to Approve the Consent Agenda. Motion carried 4-0.

3.1 Approve Minutes from October 7th, 2024

4. NEW BUSINESS

4.1 Consideration of a Site Plan Request by Ray Js for a Restaurant and Bar at Northdale Blvd and County Rd 144

Community Development Director Angell summarized the application by Ray Js for site plan approval. The lot is 2.7 acres, zoned RC, guided commercial. The applicant is proposing a bar and grill called Ray Js with an additional pad for a commercial user to be determined. This parcel was acquired in 2023 by the City and platted for redevelopment with a lot sold to Ripple Effect Brewery and a lot for this application. An additional lot is for sale in the NW part of the site.

The site plan includes 6,631 square feet freestanding structure, parking improvements with a pad for future commercial. The proposed plan is consistent with the performance standards, stormwater standards, and impervious surface. Landscaping is proposed on the east side, and building envelope landscaping is also proposed. The architecture is a mix of brick, EFIS, and wood. The elevations proposed are consistent with code.

Chair Carlson asked for questions of the Commission. No questions. Carlson asked if the applicant would like to address the Commission.

Mark Jacob, Paul Jacob, came forward as owners of the Ray Js business. They opened in Woodbury 18 years ago, followed by Minneapolis in 2013, and took over Schulers Tavern in 2020 and looking to expand and excited to be a part of Rogers. This

proposal is a little more advanced than other locations.

Chair asked for a motion.

Commission Member Stiebinger moved, Commission Member Fisher seconded a motion to Recommend approve Resolution 2024-108 subject to conditions in the resoltuion. Motion carried 4-0.

4.2 Consideration of a Site Plan Request by Discount Tire for a 1,028 Square Foot Addition at 21721 Diamond Lake Rd S

Henderson summarized the application. The report ultimately requests City Council approval for a 1,028-square-foot addition to the Discount Tire facility at 21721 Diamond Lake Road S, primarily for tire storage, with some internal remodeling. The addition meets zoning requirements for the RC Regional Employment Center district and aligns with the Rogers 2040 Comprehensive Plan for commercial use. Minimal site changes include relocating the trash enclosure and reestablishing turf, with no new landscaping proposed. The addition will use materials matching the existing structure. Staff recommends approval, contingent on revised civil plans being approved by Public Works and the City Engineer, and review by the Metropolitan Council for SAC determination.

Chair Carlson invited commission to ask any questions. No questions were posed. Chair Carlson invited a motion.

Commission Member Stiebinger moved, Commission Member Fisher seconded a motion to Recommend approval of Resolution 2024-111 for Site Plan approval for Discount Tire. Motion carried 4-0.

4.3 Review and Provide Comments for Residential Development Concept Plan by Benzinger Homes at 23415 Wood La - Wood Lane Villas

Henderson summarized the application. The Concept Plan application submitted by Benzinger Homes for a proposed residential subdivision called Wood Lane Villas, located at 23415 Wood Lane. The 4.82-acre site would feature 17 single-family, villa-style homes with lot sizes of approximately 7,400 square feet and 7.5 ft side setbacks, deviating from the R2 zoning standards. The development aligns with the city's Low-Density Residential designation in the 2040 Land Use Plan but requires approval through a Planned Unit Development (PUD) process to accommodate the smaller lot sizes and setbacks. Access would be provided via Wood Lane and existing streets in the adjacent Skye Meadows subdivision. Staff requests feedback from the Rogers City Council and Commission without requiring immediate action.

Chair Carlson invited the applicant representative to speak to the item.

Dave Nash, with Alliant Engineering, provided information related to the application. The applicant requests a plan similar to approvals in Skye Meadows. Additionally, the applicant would like to utilize the vacant outlot owned by the City South East of the

property for stormwater purposes. The units themselves would have HOA maintenance for lawn and snow.

Stiebginer mentioned it's quite similar to the Lennar development. It is consistent with the ghost plat shown in the Skye Meadows development.

Carlson asked for clarification on the property to the west and stormwater.

Henderson explained that the property directly to the west is actually a Skye Meadows outlot and is adjacent to the property to the west which is an existing homestead and driveway access for a flag lot. The Stormwater pond could go into the vacant outlot which is currently not utilized.

No other concerns were voiced by the Commission.

5. PUBLIC HEARINGS

5.1 Consideration of Ordinances 2024-06 and 2024-07 Related to Cannabis Businesses

Brett Angell described the purpose of the hearing and summarized the history of state legalization where little discretion is permitted by state statute based on state legalization. Additionally model ordinance were development which this code closely mirrors. The ordinances established Cannabis Business definitions, inserts uses in the use table, and provides licensing processes in City Code and includes a cap on retailers based on population (1 per 12,500 residents), buffers include 1,000 from schools, 500 feet from park features geared toward childrens, 500 feet from daycare, and 500 feet from another cannabis business. Hours were limited from 10 AM to 9 PM for retailers. The ordinance provides for any restrictions as allowed by state statute.

Staff recommends the Commission recommend approval of the ordinances, 2024-06 and 2024-07.

Fisher, asked if the ordinance provides for any drive thrust for retailers.

Carlson, most of this is focused on retailers, what language is there for manufacturing or other uses? Does that get clarified?

Angell responded there are no specific restrictions for uses other than retailers. When legislation went through, it was heavily focused on retail rather than manufacturing, extraction, cultivation.

Carlson, the cap is only for retail, can we restrict number of cannabis manufacturing facilities?

Angell responded because it is not expressed in state statute that we cannot impose those restrictions.

Stiebinger, any restrictions on signage.

Angell responded that while the ordinance does not regulate the signage for cannabis, there are restriction in state statute.

Carlson, opened the public hearing at 7:43 pm.

Commission Member Stiebinger moved, Commission Member Fisher seconded a motion to Close the public hearing at 7:44. Motion carried 4-0.

Chair Carlson asked if there was any other discussion.

Stiebinger, looks like we are as close to state statute as possible.

Carlson, anything in the amendments that hit other uses other than retail.

Angell outlined the cultivation, manufacturing, and low potency hemp specific uses for Rogers.

Fisher, do we know of any difference with our neighbors.

Angell, it looks like every city is doing a very similar amendment. Where it is more dense and closer to Minneapolis you may see smaller buffers.

Commission Member Stiebinger moved, Commission Member Fisher seconded a motion to Recommend Approve Ord 2024-06 and 2024-07. Motion carried 4-0.

5.2 Consideration of Zoning Code Amendments to Ordinance Sections Related to Shoreland Regulations

Rita Trapp provided a history of shoreland management. This started in 1969 and there are state statute rules, but we, the City's actually regulate them. If we do not have approved shoreland regulations, then the DNR actually will have to review all developments in shoreland districts. The City of Rogers is proposing revised shoreland management regulations in collaboration with the Minnesota Department of Natural Resources (DNR). These updates aim to balance environmental protection with the city's development vision, as outlined in its 2040 Comprehensive Plan. The revisions include adopting alternative development standards that reduce minimum lot sizes in the shoreland overlay (utilizing base zoning standards) and impervious surface limits for properties near lakes, while introducing stricter stormwater management requirements and ensuring 35% open space dedication. The updated regulations will replace existing ones, enhancing flexibility and aligning with state guidelines.

Chair Carlson opened the public hearing at 8:33 PM.

Commission Member Stiebinger moved, Commission Member Fisher seconded a motion to Close the public hearing at 8:34 PM. Motion carried 4-0.

Carlson and other commissioners requested clarity on open space vs impervious surface.

Rita Trapp explained that if the developer chooses to use the alternative shoreland development standards, impervious surface would be capped 25% for the entire development and individual lots would have separate impervious surface caps depending on size (which makes enforcement easier after subdivision is complete). The open space is also a requirement and the shore impact zone dedication, wetlands, common areas, or stormwater facilities can count towards the open space requirement. Individual lot yards are not included in the open space calculations.

Commission Member Carlson moved, Commission Member Fisher seconded a motion to Recommend approval of Ordinance Nos. 2024-08, 09, 10 regarding shoreland regulation updates. Motion carried 4-0.

5.3 Consideration of a Preliminary Plat, Final Plat, and Site Plan Request by Veit Related to a Building Addition at 14000 Veit Place

Brett Angell summarized the Veit Companies potential building expansion and replat. Veit & Company, LLC's has submitted a proposal for a 13,924-square-foot expansion of its headquarters at 14000 Veit Place. This expansion involves re-platting the current seven parcels into two, with the primary lot encompassing 21.33 acres and the second for exterior storage at 1.15 acres. The addition, designed to match the existing building's architecture, will enhance vehicle maintenance capabilities and adhere to zoning and design standards. The proposed re-platting also requires vacating easements and rights-of-way, subject to City Council review. Staff recommends approval of the preliminary and final plat and site plan.

Chair Carlson asked if there are existing utilities or need for easements?

Angell responded that the previous streets have been realigned and there are no needs for the easements or right of way.

Chair Carlson opens the public hearing at 8:49 PM. No one was present.
Commission Member Stiebinger moved, Commission Member Fisher seconded a motion to close the public hearing at 8:50. Motion carried 4-0.

Chair Carlson asked if there were further questions for staff or the applicant. The commission had no further questions.

Commission Member Stiebinger moved, Commission Member Fisher seconded a

motion to to Recommend approval of Resolution 2024-109, approving Site Plan, Pre Plat, and Final Plat for Veit. Motion carried 4-0.

6. OTHER BUSINESS

7. ADJOURN

Commission Member Stiebinger moved, Commission Member Fisher seconded a motion to Adjourn at 8:54 PM. Motion carried 4-0.

Respectfully Submitted,

Alec Henderson, City Planner



STAFF REPORT

ROGERS PLANNING COMMISSION

Meeting Date: December 2, 2024

Agenda Item: 4.1

Subject: Consideration of a Preliminary Plat, Site Plan, and Conditional Use Permit for the Northdale Blvd Light Industrial Development

Prepared By: Brett Angell, Community Development Director

Overview / Background / Analysis

CP West, LLC ("Developer") has submitted applications for preliminary plat, final plat, site plan, and conditional use permit related to a proposed development consisting of three office/industrial buildings with a combined total of 557,000 square feet on a 45.37 acre parcel (PID 1112023210002). The subject property is at the north end of Northdale Blvd and is currently undeveloped.

Development Background

In 2023, the developer submitted a concept plan for the proposed development which was reviewed by the City Council. The proposed site plan as submitted for this consideration is aligned with what was proposed at the conceptual stage. Along with the concept plan review with the city, the developer hosted a neighborhood meeting with interested parties from the adjacent neighborhood. Public feedback received primarily pertained to noise, screening, and traffic.

Following the concept plan review, an Environmental Assessment Worksheet (EAW), was completed and approved by the council following regulatory review. The EAW reviews the proposed development plans for impacts related to the development. An Environmental Impact Statement was not required.

This item (preliminary plat, site plan, and conditional use permit request) was originally discussed briefly at the September 9th Planning Commission meeting and was tabled to allow for more time to incorporate changes based on plan review comments. Since the original tabling, staff have worked directly with the developer on many of the outstanding items.

Land Use & Zoning

As described above, CP West, LLC is proposing a three-building light industrial development on a 45.37 acre parcel on the north end of the city abutting the Crow River. The property is zoned and Regional Employment Center (RC) and is guided as Mixed-Use Regional in the 2040 Comprehensive Plan. The 2040 Comprehensive Plan defines this guidance to be a mixed-use district which may include uses such as commercial, office, light industry, institutional, and limited mid-to-high density residential. This zoning and guidance is located primarily north of I-94 and along the TH101 corridor as a means to guide increased intensity of development along the corridor. The proposed development is consistent with the zoning and guidance of the property as a light industrial use.

Adjacent uses to the proposed development location include a warehouse/light industrial development to the south (Highway 101 Distribution Center), Highway 101 to the east, the

Crow River and the City of St. Michael to the north, and larger lot single-family residential to the west.

Plat Standards

The subject property is currently one parcel of record which is proposed to be platted into three separate parcels, one parcel corresponding to each building. The proposed plat is named Northdale Addition. The proposed plat creates Lot 1 at 13.80 acres, Lot 2 at 18.31 acres, and Lot 3 at 13.26 acres. Per City Code, there are no specific lot standards within the corridor area pertaining to size and width.

Development Overview

The proposed development includes three buildings which total 557,000 square feet. Building A is proposed at 234,000 square feet and would face to the west. Building B is proposed at 208,000 square feet and would face to the east. Building C is proposed at 115,000 square feet and is to the north of Building B and would also face to the east. The buildings are situated to face outward on the site so the fronts of the buildings would face to the east and the west while the proposed storage area and loading docks would face internally. Primary access would be served from the south on Northdale Blvd and all three buildings/lots would be interconnected via drive lanes. Additional details related to the proposed development site plan can be found below.

Setbacks

Per the Regional Center (RC) zoning district guidelines, a minimum of 70 ft building setback would be required from Highway 101, 50 ft setback from the single family residential to the west, and 30 ft from the south. Additionally, all parking areas must meet a minimum of a 10 ft setback. The proposed development exceeds all setback requirements.

Grading & Stormwater

The proposed grading plans show a building foundation elevation at 888' and an elevation at the edge of the parking lot of 887' for Building A. A building elevation of 882' for Building B, and a building elevation of 880' for Building C. To achieve these grades, the proposed development would seek to lower the existing grades on the southwest portion of the site to raise the northwest portion. The middle portion of the site would be lowered and the eastern portion raised. The proposed grading plans seek to limit the potential amount of grading closest to the Crow River. The developer intends to limit the impacts to the bluff area and provide additional stabilization to the bluff/bank area.

The proposed development includes two infiltration basins on the north end of the property. The proposed infiltration basins would be connected via pipes and would accommodate the proposed development and provide a filtration of stormwater before it reaches the Crow River, thereby reducing contaminant flow into the river.

Building Height

Per City Code 125-58, buildings heights have a maximum height of 60 ft within the corridor area for non-residential uses. The proposed buildings have a maximum building height of 40 ft from ground level. All the buildings are proposed to have 32 ft clear heights (internal height from the foundation/floor to the beams). The proposed height is what is commonly seen in similar types of products built recently and is consistent with what is seen in the development to the south of the subject property.

Access

The primary access for the proposed development would be served off of Northdale Blvd on the south end of the property. Northdale Blvd is currently stubbed and is a dead end at this location. The development would add an internal emergency vehicle turnaround at this location and the site would be internally served by private drive lanes. Any vehicular traffic (pedestrian or trailer) would utilize Northdale Blvd. The proposed turnaround would see a slight curve to the east to accommodate the creation of a driveway to the city's pump house adjacent to the turnaround.

Per staff review and comments, a secondary emergency vehicle only access would be required. The developer has included a proposed location for an emergency access onto Highway 101 which would be located in between Buildings B & C. The proposed location is subject to the final review and approval by MnDOT. Upon approval and installation of the proposed emergency access, the existing emergency access to the south at 147th Avenue would be removed. The emergency access would be restricted to emergency vehicles only and would have a gate or bollards to restrict any non-emergency vehicle traffic.

Parking

The proposed development includes a total of 478 parking spaces across the three lots as well as an additional 103 parking stalls as proof of parking for a total of 581 stalls. This further breaks down to 262 stalls for Building A (both built and proof stalls), 190 stalls for Building B, and 129 stalls for Building C. The total number of stalls includes 19 ADA stalls which are located at entrance points for each of the buildings. Per City Code 125-86 requirements, 1 stall per 1,500 square feet of floor area is required for manufacturing. This equates to 371 stalls per the buildings combined square footage. Additionally, the proposed development includes 29 stalls for trailer parking (not including loading dock spaces). City Code does not have specific requirements for a required number of trailer parking spaces.

Landscaping/Buffering

The developer has provided a tree inventory, tree preservation plan, tree removal plan, and landscaping plan as part of their submission. Per the removals and preservation plan, the developer would be seeking to preserve as many trees as possible on the north and west sides of the property. The primary area for tree removal is in the center of the site where there are currently two rows of trees.

Per the proposed landscape plans, the developer is proposing to plant an additional 55 deciduous trees and 62 conifers. The location of the proposed tree plantings is primarily on the eastern side of the property. Some of the trees that are proposed would occur on the western side of the property to fill in any gaps in the existing tree line abutting the residential area. Shrubs and other landscaping features would be throughout the site and all landscaped areas would be irrigated.

The existing berm on the west side of the property would be maintained primarily as-is in an effort to retain the mature trees. The berm has a high point on the south end of the property of approximately 12-13' in height. On the north end, due to elevation changes, the area grades up to the parking lot/building pad. City Code requires a buffer strip and screening. Said screening may consist of a fence, berm, or landscape strip of trees. The proposed buffer as proposed meets code requirements.

The developer has provided a brief memorandum further summarizing the screening from the adjacent single-family residential. This memorandum was provided to the

adjacent neighbors. A copy of this memorandum is attached to this item.

Lighting

A photometric plan was provided by the applicant. The proposed lighting plan includes downcast LED lighting for both the freestanding pole lights and building lights. Per the photometric plans, there would not be a spillover lighting impact on any adjacent properties. The photometric plan is attached.

Architecture

The proposed architecture for the building includes a facade of primarily painted precast paneling in different shades of gray with more prominent entrance points that are a mix of precast paneling and metal coping. Windows and curtain walls would be located at the entrance points of the building. Building signage would go above the entrance points and would require a sign permit, separate from this application. The proposed architecture also calls for minor variations to the roofline to go with color changes and bump-outs along the building to help break up the massing of the buildings. Prospective renderings are attached.

Staging

The developer is currently anticipating beginning construction in the spring of 2025 pending approval. Construction would include Buildings A and B to begin with and Building C would come at a future date, likely following completion and leasing of Buildings A and B. Currently, these buildings would be built on a speculative nature. No tenant(s) have been identified for the buildings to date.

Conditional Use Permit Request

The proposed conditional use permit (CUP) request pertains to the area in the middle of the site, between Buildings A & B, being utilized as exterior storage. The developer is currently proposing a total exterior storage area of up to 96,240 square feet in the center of the site. The proposed storage area is a maximum amount for the site as it may not all be needed by the future tenants. In the event that some of the exterior storage area is not needed, the area would be shrunk and those areas would be utilized for trailer parking. Per City Code section 125-84 Accessory Use Standards, exterior storage requires a CUP and must meet the regulations as defined in code. This includes being limited to no more than 20% of the building area, not exceeding 8 feet in height, being fenced, and being on a paved surface.

The proposed outdoor storage of 96,240 square feet is the equivalent of 17% of the combined building size. The storage area is proposed to be fenced in and on a paved surface. Per Fire Department regulations, a knox box gate or other acceptable means for the Fire Department to access the area shall be required.

EAW Review

An Environmental Assessment Worksheet (EAW) was completed for the proposed development. The EAW included a 30-day public and regulatory comment period which included publishing in the paper, putting the document on the city website, and sending the document to each required regulatory agency. Following the review period, the EAW went before the City Council on February 26, 2024, which made the decision an Environmental Impact Statement (EIS) was not warranted.

An EAW is a document which lays out the facts of a proposed project to determine if there will be significant environmental impacts. An EAW is not meant to approve or deny a project but rather act as a source of information to guide other approvals or permitting decisions. If

significant environmental impacts are identified within an EAW, typically an EIS is completed. EAWs compile information related to grading, stormwater, tree removal, protected species, noise, odor, and traffic to determine impacts. The EAW did not identify areas of concern with the proposed development as all applicable regulatory rules must be followed. The EAW can be viewed on the city website at www.rogersmn.gov/planning-publications.

Staff Recommendation

Motion to remove this item from the table and continue the public hearing to accept public comment on the proposal.

Motion to recommend approval of Resolution 2024-123 and 2024-124 approving the preliminary plat, site plan, and conditional use permit request by CP West, LLC for the Northdale Blvd Light Industrial development, subject to the conditions listed in the resolutions.

A draft of Resolutions 2024-124 and 2024-123 are attached to this packet.

Financial Impact: Not Applicable.

Source Fund: Not Applicable.

Budgeted? N/A

Supporting Documentation

- A. Resolution No. 2024-123 Preliminary Plat and Site Plan
- B. Resolution No. 2024-124 Conditional Use Permit
- C. Narrative
- D. Screening Memorandum
- E. Location Map
- F. Civil Plans
- G. Shoreland Maps
- H. Photometric Plan
- I. Architectural Renderings

RESOLUTION NO. 2024 - 123

**A RESOLUTION GRANTING APPROVAL OF THE
PRELIMINARY PLAT AND SITE PLAT FOR
THE NORTHDAL BLVD LIGHT INDUSTRIAL DEVELOPMENT**

WHEREAS, CP West, LLC (“Applicant”) has submitted applications to the City of Rogers (“City”) requesting approval of a Preliminary Plat and Site Plan for a three-building light industrial development totaling 557,000 square feet (“Development”) for the parcel at with the PID 11-120-23-21-0002 and legally described on Exhibit A (the “Subject Property/Property”); and,

WHEREAS, the Applicant is proposing to subdivide the subject property into three parcels as shown in Exhibit B; and,

WHEREAS, the Applicant is proposing to construct three buildings totaling 557,000 square feet comprised of Building A at 234,000 square feet, Building B at 208,000 square feet, and Building C at 115,000 square feet and related site improvements as depicted in Exhibit C; and

WHEREAS, the Subject Property contains approximately 45.53 acres is zoned as RC – Regional Employment Center and is guided at Regional Mixed-Use; and

WHEREAS, the proposed Preliminary Plat and Site Plan are consistent with 2040 Comprehensive Plan and current zoning regulations for the City; and

WHEREAS, pursuant to Minnesota Statute §462.357 the Planning Commission (“Commission”) conducted a public hearing to receive public comment on the proposed Plat on September 9th, 2024 and the item was subsequently tabled and the public hearing was continued on December 2nd, 2024; and

WHEREAS, notice of the Hearing was posted, published in the City’s official newspaper, and mailed to any and all owners of affected properties, as required by State Statute; and,

WHEREAS, written and verbal comment were received and considered by the Commission; and,

WHEREAS, following the Hearing, the Commission recommended approval of the proposed Northdale Blvd Light Industrial preliminary plat and site plan.

NOW THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF ROGERS, MINNESOTA, that the Preliminary Plat and Final Plat for Rogers County Road No. 81 is hereby approved subject to the following conditions:

1. The preliminary plat and site plan shall meet the requirements of the City Engineers, and City Planner reviews and subsequent reviews of any revised preliminary plat and site plan to the satisfaction of the City.
2. Preliminary plat and site plan are subject to the review, comments, and approval by the Minnesota Department of Natural Resources and Elm Creek Watershed District.

3. Approval by the Minnesota Department of Transportation (MnDOT) for the construction of a new emergency access onto Highway 101.
4. All comments by the City Engineer shall be adequately address prior to Final Plat consideration by the city. This includes comments corresponding to revisions related to the city pump house, stormwater, utilities, and/or grading.
5. Preliminary Plat shall be amended to include Lot 3, Block 1 as an outlot. Said third building shall be subject to future platting requirements.
6. All signage shall be subject to a separate review and approval by the City.

Moved by Councilmember _____, seconded by Councilmember _____

The following voted in favor of said resolution:

The following voted against the same:

The following abstained:

Whereupon said resolution was declared duly passed and adopted, and was signed by the Mayor, and attested by the Clerk dated this 14th day of January, 2024.

Rick Ihli, Mayor

ATTEST:

Stacie Brown, City Clerk

EXHIBIT A

LEGAL DESCRIPTION

Existing Legal Description

That part of the Southeast Quarter of the Southwest Quarter of Section 2, Township 120, Range 23, lying South of the Crow River.

Also

That part of the East Half of the Northwest Quarter of Section 11, Township 120, Range 23 lying North of the South 1458.75 feet and West of the westerly right-of-way of State Highway No. 101. Excepting therefrom that part of Tracts A and B described below:

Tract A:

That part of the Southeast Quarter of the Southwest Quarter of Section 2, Township 120 North, Range 23 West, Hennepin County, Minnesota, lying south of the Crow River and westerly of the westerly right of way line of Trunk Highway No. 101 as now located and established;

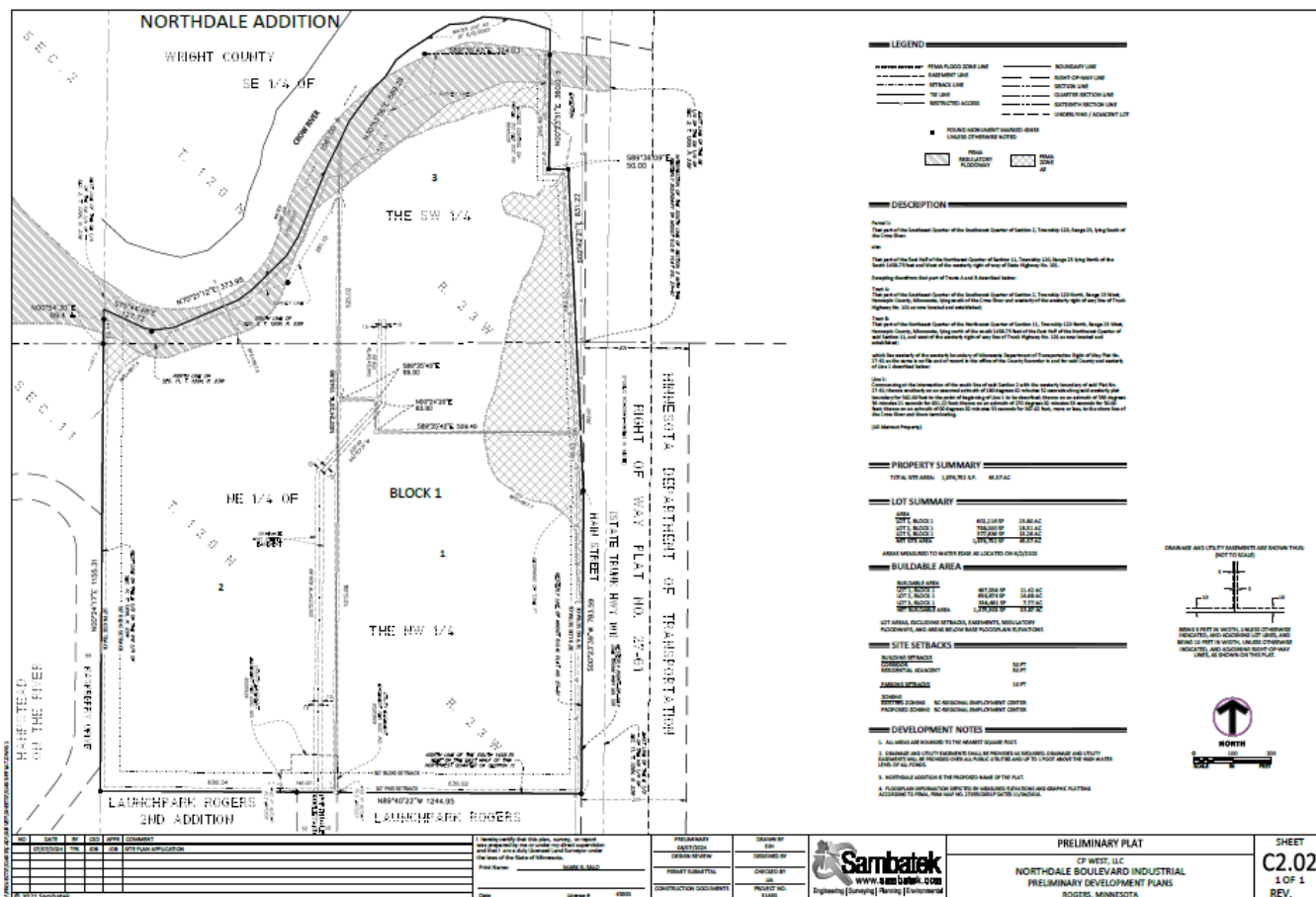
Tract B:

That part of the Northeast Quarter of the Northwest Quarter of Section 11, Township 120 North, Range 23 West, Hennepin County, Minnesota, lying north of the south 1458.75 feet of the East Half of the Northwest Quarter of said Section 11, and west of the westerly right of way line of Trunk Highway No. 101 as now located and established; which lies westerly of the westerly boundary of Minnesota Department of Transportation Right of Way Plat No. 27-61 as the same is on file and of record in the office of the County Recorder in and for said County and easterly of Line 1 described below:

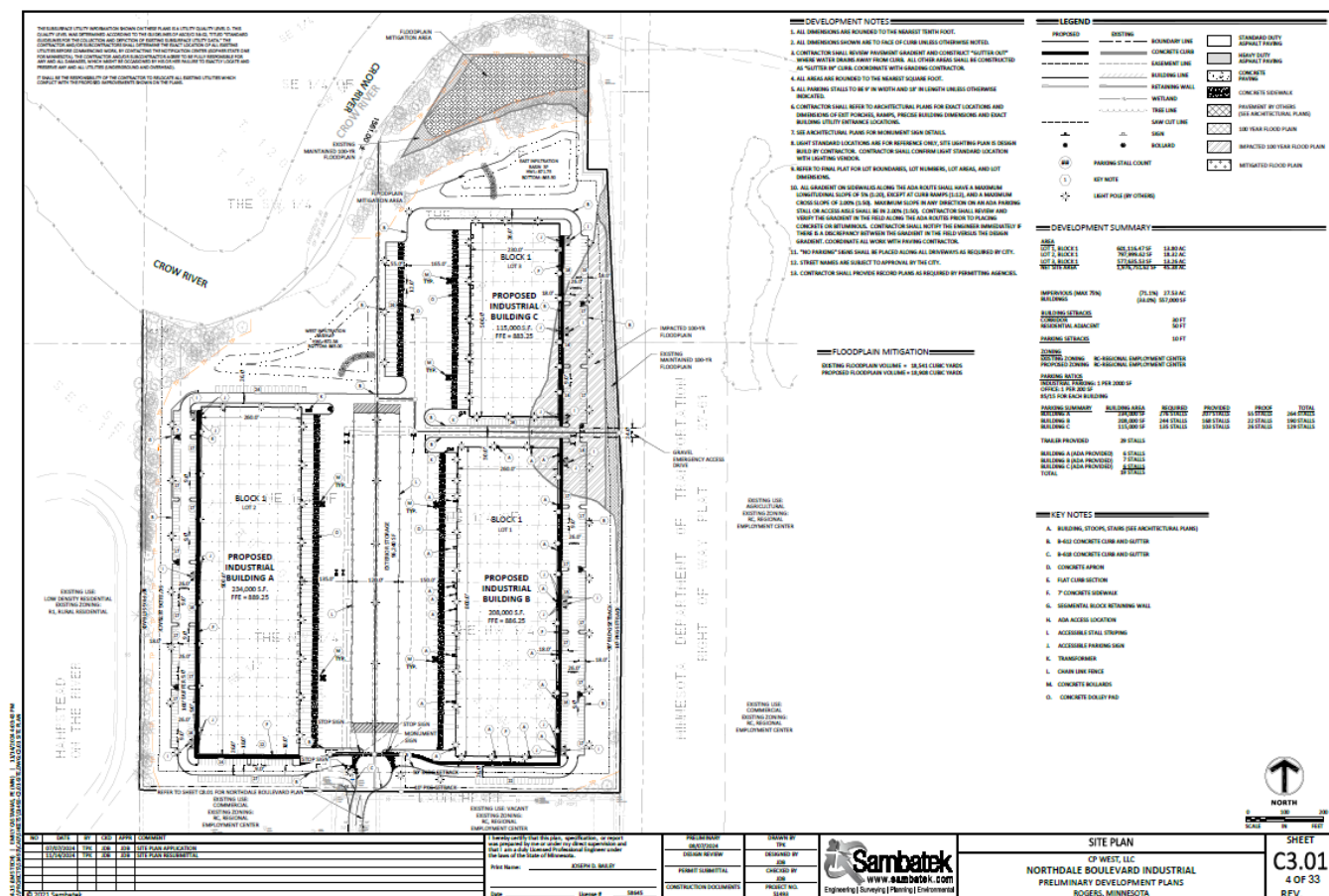
Line 1:

Commencing at the intersection of the south line of said Section 2 with the westerly boundary of said Plat No. 27-61; thence southerly on an assumed azimuth of 180 degrees 02 minutes 32 seconds along said westerly plat boundary for 382.00 feet to the point of beginning of Line 1 to be described; thence on an azimuth of 356 degrees 56 minutes 21 seconds for 831.22 feet; thence on an azimuth of 270 degrees 02 minutes 33 seconds for 50.00 feet; thence on an azimuth of 00 degrees 02 minutes 33 seconds for 367.02 feet, more or less, to the shore line of the Crow River and there terminating.

(All Abstract Property)



SITE PLAN



**CITY OF ROGERS
RESOLUTION NO. 2024-124**

**A RESOLUTION APPROVING A CONDITIONAL USE PERMIT TO ALLOW THE
OUTDOOR STORAGE OF MATERIALS AT THE NORTHDAL LIGHT
INDUSTRIAL DEVELOPMENT AT PID 11-120-23-21-0002**

WHEREAS, CP West, LLC (“Applicant”) submitted a request for approval of a Conditional Use Permit (“CUP”) to allow the outdoor storage of materials on a designated section of the property, located at PID 11-120-23-21-0002 (“Subject Property”), as legally described in Exhibit A; and,

WHEREAS, the Subject Property is approximately 45.53 acres and guided as Regional Mixed Used, per the Rogers 2040 Comprehensive Plan, and zoned Regional Employment Center (RC); and,

WHEREAS, the Applicant is requesting approval for a portion of the development site to be allocated towards exterior storage of materials and goods corresponding to the future tenants of the building; and,

WHEREAS, the outdoor storage of materials is defined as a conditional use in the RC zoning district [§125-50 Table 4]; and,

WHEREAS, the Planning Commission (“Commission”) considered the CUP request based on the current zoning regulations and the Comprehensive Plan designation; and,

WHEREAS, pursuant to Minnesota Statue §462.357 the Commission held a Public Hearing (“Hearing”) on September 9th, 2024 and continued the hearing to December 2nd, 2024, to consider and receive public comment on said request for the outdoor storage of materials; and

WHEREAS, notice of the Hearing was posted, published in the City’s official newspaper, and mailed to any and all owners of affected properties, as required by State Statute; and

WHEREAS, verbal comment was received and entered into the record; and,

WHEREAS, following the Hearing the Commission recommended approval of the said request for the outdoor storage of materials based on the following findings:

1. The CUP request is consistent and meets the criteria for conditional uses as regulated by Section 125-24 (c).
2. The outdoor storage of materials meets the performance standards as regulated by section 125-84 (e)(7).

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROGERS, MINNESOTA, the CUP request from CP West, LLC is hereby approved to allow outdoor storage materials, as defined, in the designated area of the site, subject to the following conditions:

1. Subject to the Applicant filing a Final Plat for the proposed development within one (1) year of the date of this approval.
2. A door or gate into the fenced storage area shall have Knox Boxes or similar for emergency access by the Fire Department in case of emergency.
3. The outdoor storage area shall not exceed 96,240 square feet and must be located in the area in between Buildings A and B as defined on the site plan in Exhibit B.
4. Applicant shall be required to submit a storage plan detailing the materials that will be stored, spacing, height, and other details to city staff for approval prior to the commencement or expansion of the exterior storage.
5. Outdoor storage shall be related to and used by only tenants of the Subject Property. Said exterior storage may not be used for businesses not located on site.
6. Outdoor storage shall be limited to not include any hazardous substances, vehicles, or salvaged materials and must be maintained in a neat and orderly manner.
7. Outdoor storage must meet the performance standards for said use as regulated by City Code Section 125-84.

Moved by Councilmember _____, seconded by Councilmember _____

The following voted in favor of said resolution:

The following voted against the same:

The following abstained:

Whereupon said resolution was declared duly passes and adopted, and was signed by the Mayor, and attested by the Clerk dated 14th day of January, 2024.

Rick Ihli, Mayor

ATTEST:

Stacie Brown, City Clerk

EXHIBIT A

LEGAL DESCRIPTION

Lot 1, Block 1, Northdale Addition, Hennepin County, Minnesota

AND

Lot 2, Block 1, Northdale Addition, Hennepin County, Minnesota

August 7, 2024

Brett Angell
Community Development Director
City of Rogers
22350 S Diamond Lake Rd
Rogers, MN 55374

Subject: Site Plan, Preliminary Plat, and Final Plat Application
Northdale Industrial
Rogers, MN
CP West, LLC.

Dear Mr. Angell,

On behalf of our client, CP West, LLC, we are respectfully submitting Site Plan, Preliminary Plat, and Final Plat Applications for the City of Rogers' review and approval. The project proposes the development of 3 office/industrial buildings totaling 557,000 square feet at the north end of Northdale Boulevard, south of the Crow River.

PID #: 1112023210002

Legal Description:

Real property in the City of Rogers, County of Hennepin, State of Minnesota, described as follows:

Parcel 1:

That part of the Southeast Quarter of the Southwest Quarter of Section 2, Township 120, Range 23, lying South of the Crow River.

also

That part of the East Half of the Northwest Quarter of Section 11, Township 120, Range 23 lying North of the South 1458.75 feet and West of the westerly right-of-way of State Highway No. 101.

Submittal Requirements:

The following information is being submitted for your review as part of our application:

1. Completed application forms for Site Plan, Preliminary Plat, and Final Plat
2. Application Fees as follows:
 - a. Site Plan: \$500
 - b. Preliminary Plat: \$515
 - c. Final Plat: \$315
 - d. Escrow: \$3,500
3. Legal Description of Property
4. Certificate of Survey of Property
5. Narrative Describing Project

6. Electronic copies of all Application materials.

Project Narrative:

CP West requests Site Plan, Preliminary Plat, and Final Plat approval for a 3 building – 557,000 square foot speculative office/industrial development at the north end of Northdale Boulevard in Rogers. The three buildings vary in size, with Buildings A and B being 260' deep, and 900' and 800' long, respectively. Building C will be 230' deep x 500' long. Each buildings' square footage is as follows: Building A = 234,000 S.F., Building B = 208,000 S.F, Building C = 115,000 S.F. It is likely that the buildings will be constructed in phases and have the flexibility to accommodate multiple tenants or possibly a single build-to-suit tenant. The varying building sizes and depths allows for a variety of tenant uses, targeting around 10-15% office space.

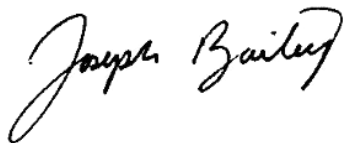
The project is designed to provide main building entrances facing outward towards the property boundaries, with a shared interior truck/trailer court and exterior storage areas. This building orientation allows for visibility and the curb side appeal along State Highway 101, and the screening of the more intense uses from the residential land use to the west. A 80' buffer setback along the west property line is proposed to maintain the existing trees and screening from the residential land use to the west on Raspberry Drive.

The site has one access point from Northdale Boulevard at the south end of the property. A cul-de-sac has been incorporated into the plan to provide an emergency vehicle turnaround at the north end of Northdale Boulevard.

The primary building exteriors material will be painted pre-cast concrete panels. Additional exterior materials will include metal canopies and glass at each main entrance, and along sections of the front and side walls. Along the outer façades of the building, accent paint will be used to complement the glass. The main façade will also include a break in plane through an increase in the building parapet height ("vertical articulation") and/or "bumping out" the building exterior wall ("horizontal articulation"). Each articulation intends to create a distinct massing element. The paint color and pattern changes are found on all four sides of the building. Finally, the rear of the building will include clerestory windows to help break up the plane of the rear wall and provide natural light to the building occupants.

We appreciate the City's consideration of our application. Please contact me with any questions or concerns at 763-746-1606 or jbailey@sambatek.com.

Sincerely,



Joseph Bailey, PE
Project Manager

Memorandum

TO: Brett Angel, Community Development Director, City of Rogers

FROM: Joseph Bailey, PE, Project Manager

DATE: November 26, 2024

RE: Northdale Industrial – Screening from Adjacent Residential

The proposed Northdale Industrial project in Rogers is located adjacent to Raspberry Drive, which is a residential street. There are three (3) homes that face east on Raspberry Drive where it is parallel to the project parcel. The eastern edge of Raspberry Drive is approximately 190 feet from the building proposed on the west side of the site.

The proposed layout preserves nearly all of the existing mature trees along the western side of the property, removing only a couple of trees that are diseased or in poor condition. The majority of the existing trees are Red Pines between 25'-45' in height, intentionally planted to act as wind rows during the previous cultivation use of the land. Elm, Hackberry, and a few Green Ash have volunteered their way into the wind rows over the years. Where there are existing gaps, or due to tree removals, the landscape plan intends to plant red oak and red cedar trees to increase species diversity and complete the screening between residences to the west and the proposed buildings on site. The proposed building's finished floor elevation is designed at 889.25, below that of the existing single-family homes. The peak height of the berm is at an elevation of approximately 902, or about 13 feet above the proposed floor elevation of the building. The parking areas on the west site are proposed at an elevation of 887. The combination of distance, existing mature tree stands, and lower elevation of the proposed building will all help reduce the visual impact of the new buildings on the existing residences.



LOCATION MAP



24.15 (LMS TECH) | EMILY CASTANIAS, PE (MN) | 11/14/2024 4:00:44 PM
C:\PROJECTS\151493\CAD\SHEETS\151493-C1.01-TITLE.DWG C1.01-TITLE SHEET

CONSULTANT CONTACT LIST:

DEVELOPER/OWNER
CP WEST LLC
5402 PARKDALE DRIVE, SUITE 105
ST. LOUIS PARK, MN 55416
TEL: 952-224-2500
EMAIL: TNOBLE@WESTREINC.COM
CONTACT: THOMAS NOBLE

CIVIL ENGINEER
SAMBATEK
12800 WHITEWATER DRIVE, SUITE 300
MINNETONKA, MN 55343
TEL: 763-476-6010
EMAIL: JBAILEY@SAMBATEK.COM
CONTACT: JOSEPH BAILEY

ARCHITECT
MOHAGEN HANSEN
1000 TWELVE OAKS CENTER DRIVE, SUITE 200
WAYZATA, MN 55391
TEL: 952-426-7413
EMAIL: SOLIVER@MOHAGENHANSEN.COM
CONTACT: STEVE OLIVER

SURVEYOR
SAMBATEK
12800 WHITEWATER DRIVE, SUITE 300
MINNETONKA, MN 55343
TEL: 763-476-6010
EMAIL: JAVERBECK@SAMBATEK.COM
CONTACT: JARED AVERBECK

GEOTECHNICAL
BRAUN INTERTEC
1826 BUEKLE ROAD
ST. PAUL, MN 55110
TEL: 651-487-7006
EMAIL: JKURPIUS@BRAUNINTERTEC.COM
CONTACT: JOEL KURPIUS

LANDSCAPE ARCHITECT
SAMBATEK
12800 WHITEWATER DRIVE, SUITE 300
MINNETONKA, MN 55343
TEL: 763-476-6010
EMAIL: JWORKMAN@SAMBATEK.COM
CONTACT: JOHN WORKMAN

Preliminary Site Development Plans
for
Northdale Boulevard Industrial
Rogers, Minnesota

Presented by:
CP West, LLC

BENCHMARKS

1. THE VERTICAL DATUM IS BASED ON NAVD88.

BENCHMARK #1
SANITARY MH LID
SOUTH SIDE OF SITE
ELEV.=890.43

BENCHMARK #2
1/2" CAPPED IRON PIPE
WEST SIDE OF SITE
ELEV.=892.05

SHEET INDEX

SHEET	DESCRIPTION
C1.01	TITLE SHEET
C2.01	EXISTING CONDITIONS
C2.02	PRELIMINARY PLAT
C3.01	SITE PLAN
C3.02	VEHICLE MANEUVERING PLAN
C4.01	GRADING PLAN (OVERALL)
C4.02	GRADING PLAN (NORTH)
C4.03	GRADING PLAN (SOUTH)
C4.04	GRADING PLAN NOTES
C5.01	PHASE ONE EROSION CONTROL PLAN
C5.02	PHASE TWO EROSION CONTROL PLAN
C5.03	EROSION CONTROL NOTES
C5.04	EROSION CONTROL DETAILS
C6.01	UTILITY PLAN (OVERALL)
C6.02	UTILITY PLAN (NORTH)
C6.03	UTILITY PLAN (SOUTH)
C7.01	STORM SEWER PLAN (NORTH)
C7.02	STORM SEWER PLAN (SOUTH)
C8.01	NORTHDALE BLVD
C9.01	DETAILS
C9.02	DETAILS
C9.03	DETAILS
C9.04	DETAILS
C9.05	DETAILS
C9.06	DETAILS
C9.07	DETAILS
L0.01	TREE PRESERVATION PLAN
L0.02	TREE INVENTORY 1
L0.03	TREE INVENTORY 2
L0.04	TREE INVENTORY 3
L0.05	TREE INVENTORY 4
L1.01	LANDSCAPE PLAN
L1.02	LANDSCAPE NOTES & DETAILS

GOVERNING SPECIFICATIONS

CITY OF ROGERS SPECIFICATIONS (2023)
CITY ENGINEER'S ASSOCIATION OF MINNESOTA STANDARD SPECIFICATIONS (2018)
MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (2020 EDITION)
MN PLUMBING CODE (2020)



VICINITY MAP

NO SCALE

NO	DATE	BY	CKD	APPR	COMMENT
	07/07/2024	TPK	JDB	JDB	SITE PLAN APPLICATION
	11/14/2024	TPK	JDB	JDB	SITE PLAN RESUBMITTAL

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Print Name: JOSEPH D. BAILEY

Date: License #: 58645

PRELIMINARY
08/07/2024
DESIGN REVIEW

PERMIT SUBMITTAL

CONSTRUCTION DOCUMENTS

DRAWN BY
TPK

DESIGNED BY
JDB

CHECKED BY
JDB

PROJECT NO.
51493

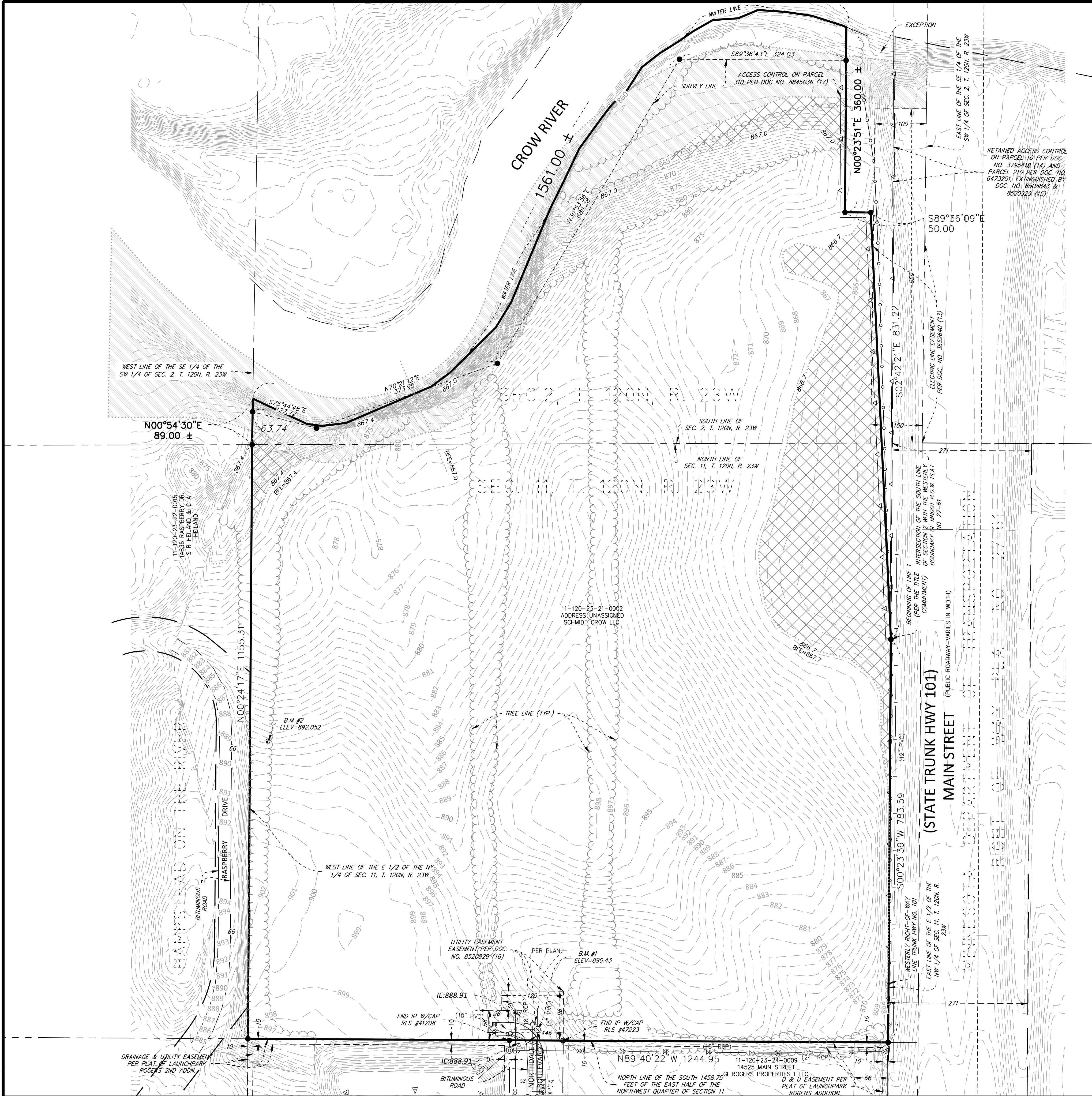


TITLE SHEET

CP WEST, LLC
NORTHDALE BOULEVARD INDUSTRIAL
PRELIMINARY DEVELOPMENT PLANS
ROGERS, MINNESOTA

SHEET
C1.01
1 OF 33
REV.

24.15 (LWISTECH) | EMILY CASTANIAS, PE (MN) | 11/14/2024 3:31:35 PM
C:\PROJECTS\151493\CAD\SHEETS\151493-C2-01-EXCND.DWG C2.01 EXISTING CONDITIONS



LEGEND

- | | | |
|----------------------------|-------------------------------|-----------------------|
| FEMA FLOOD ZONE LINE | —— BOUNDARY LINE | —— WATERMAIN |
| --- EASEMENT LINE | —— RIGHT-OF-WAY LINE | —— SANITARY SEWER |
| --- SETBACK LINE | —— SECTION LINE | —— STORM SEWER |
| --- TIE LINE | --- QUARTER SECTION LINE | —— FLARED END SECTION |
| --- RESTRICTED ACCESS | --- SIXTEENTH SECTION LINE | —— OVERHEAD WIRE |
| | --- UNDERLYING / ADJACENT LOT | —— CHAIN LINK FENCE |

FOUND MONUMENT
● MARKED 43933
(UNLESS OTHERWISE NOTED)

UTILITY POLE

FEMA
REGULATORY
FLOODWAY

FEMA
ZONE
AE

DESCRIPTION

Parcel 1:
That part of the Southeast Quarter of the Southwest Quarter of Section 2, Township 120, Range 23, lying South of the Crow River.

also

That part of the East Half of the Northwest Quarter of Section 11, Township 120, Range 23 lying North of the South 1458.75 feet and West of the westerly right-of-way of State Highway No. 101.

Excepting therefrom that part of Tracts A and B described below:

Tract A:
That part of the Southeast Quarter of the Southwest Quarter of Section 2, Township 120 North, Range 23 West, Hennepin County, Minnesota, lying south of the Crow River and westerly of the westerly right of way line of Trunk Highway No. 101 as now located and established;

Tract B:
That part of the Northeast Quarter of the Northwest Quarter of Section 11, Township 120 North, Range 23 West, Hennepin County, Minnesota, lying north of the south 1458.75 feet of the East Half of the Northwest Quarter of said Section 11, and west of the westerly right of way line of Trunk Highway No. 101 as now located and established;

which lies westerly of the westerly boundary of Minnesota Department of Transportation Right of Way Plat No. 27-61 as the same is on file and of record in the office of the County Recorder in and for said County and easterly of Line 1 described below:

Line 1:
Commencing at the intersection of the south line of said Section 2 with the westerly boundary of said Plat No. 27-61; thence southerly on an assumed azimuth of 180 degrees 02 minutes 32 seconds along said westerly plat boundary for 382.00 feet to the point of beginning of Line 1 to be described; thence on an azimuth of 356 degrees 56 minutes 21 seconds for 831.22 feet; thence on an azimuth of 270 degrees 02 minutes 33 seconds for 50.00 feet; thence on an azimuth of 00 degrees 02 minutes 33 seconds for 367.02 feet, more or less, to the shore line of the Crow River and there terminating.

(All Abstract Property)

PROPERTY SUMMARY

- SUBJECT PROPERTY DOES NOT HAVE AN ASSIGNED ADDRESS , THE PROPERTY IDENTIFICATION NUMBER IS 10-120-23-21-0002.
- THE GROSS AREA OF THE SUBJECT PROPERTY IS 45.37 ACRES OR 1,976,751 SQUARE FEET. THE AREA IS MEASURED TO WATER EDGE AS LOCATED ON 6/2/2023.
- THE SUBJECT PROPERTY IS ZONED RC- REGIONAL EMPLOYMENT CENTER, PER CITY OF ROGERS ZONING MAP DATED JUNE 23, 2020.

BENCHMARKS

- THE VERTICAL DATUM IS BASED ON NAVD88.

BENCHMARK #1
SANITARY MH LID
SOUTH SIDE OF SITE
ELEV.=890.43

BENCHMARK #2
1/2" CAPPED IRON PIPE
WEST SIDE OF SITE
ELEV.=892.05

SURVEY NOTES

- THE BEARING SYSTEM IS BASED ON THE HENNEPIN COUNTY COORDINATE SYSTEM, NAD83 (1986 ADJUST). WITH AN ASSUMED BEARING OF N 00° 24' 17" E FOR THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER, SECTION 21, TOWNSHIP 120, RANGE 23.
- FIELD WORK WAS COMPLETED ON 06/02/2023.
- EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY IS SHOWN PER THE FOLLOWING:
A GOPHER STATE ONE CALL (GSOC) REQUEST WAS PLACED ON 5/15/2023 AND ASSIGNED GSOC TICKET NOS. 231355012 AND 231355238.

UTILITY INFORMATION SHOWN HEREON IS A COMPILATION OF PROVIDED MAP INFORMATION AND THOSE VISIBLE UTILITIES AND MARKED UTILITIES WHICH WERE LOCATED DURING THE SURVEY FIELD WORK. UTILITY SUPPLIERS OFTEN DO NOT RESPOND TO LOCATE REQUESTS IN THE FIELD BUT MAY PROVIDE MAPS, PLANS, AND DRAWINGS IN LIEU OF PHYSICAL LOCATION. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION AS INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE AVAILABLE INFORMATION. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. PURSUANT TO MS 216.D CONTACT GOPHER STATE ONE CALL AT (651-454-0002) PRIOR TO ANY EXCAVATION.

NO	DATE	BY	CKD	APPR	COMMENT
	07/07/2024	TPK	JDB	JDB	SITE PLAN APPLICATION
	11/14/2024	TPK	JDB	JDB	SITE PLAN RESUBMITTAL

I hereby certify that this plan, survey, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Print Name: MARK R. SALO

Date License # 43933

PRELIMINARY
08/07/2024
DESIGN REVIEW

PERMIT SUBMITTAL

CONSTRUCTION DOCUMENTS

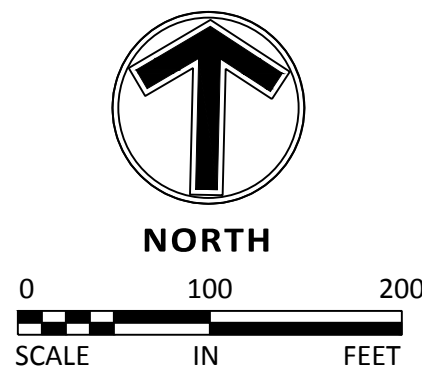
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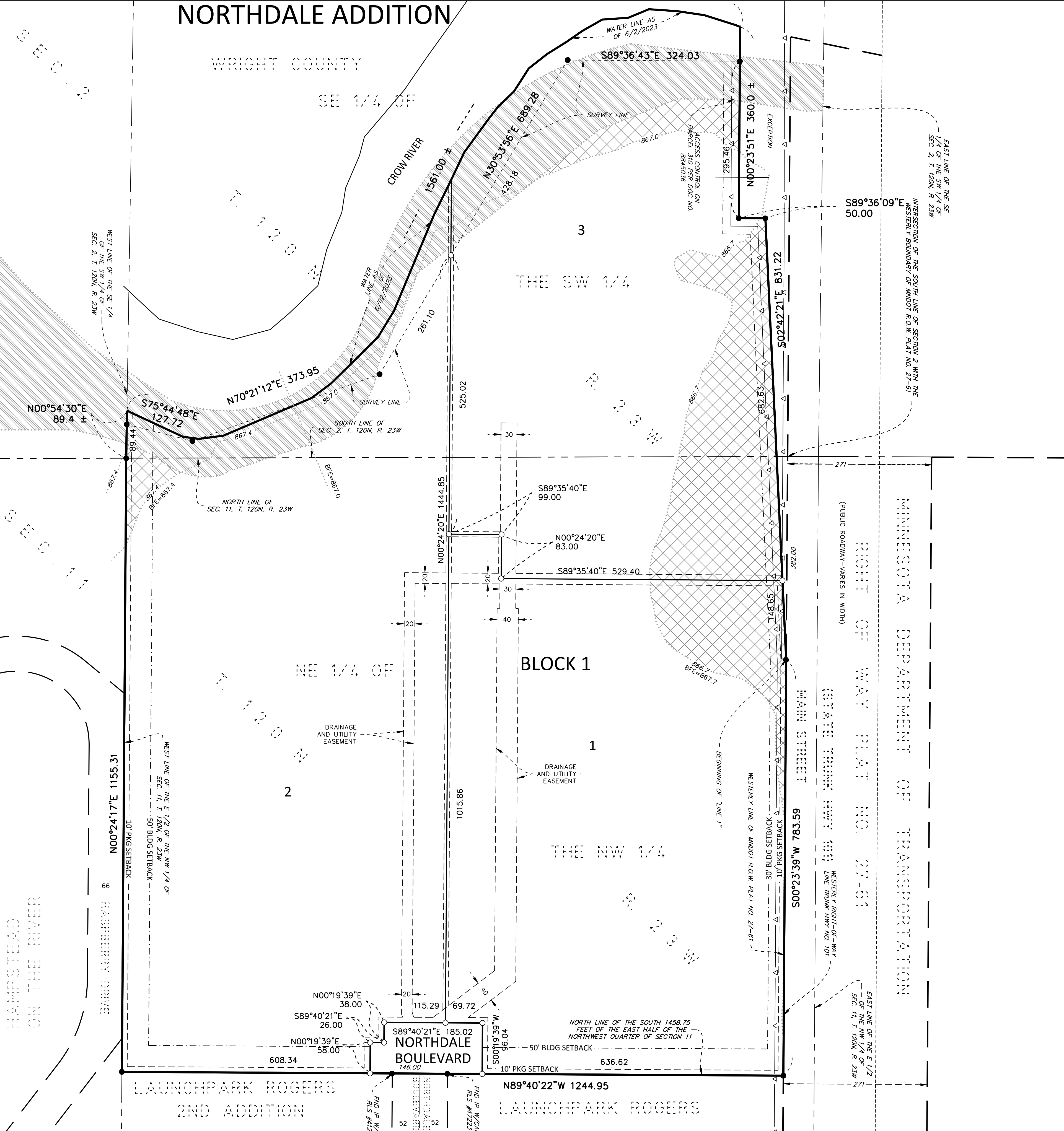
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JJA
PROJECT NO.
51493



EXISTING CONDITIONS
CP WEST, LLC
NORTHDALE BOULEVARD INDUSTRIAL
PRELIMINARY DEVELOPMENT PLANS
ROGERS, MINNESOTA

SHEET
C2.01
2 OF 33
REV.





LEGEND			
.....	FEMA FLOOD ZONE LINE	————	BOUNDARY LINE
----	EASEMENT LINE	————	RIGHT-OF-WAY LINE
----	SETBACK LINE	----	SECTION LINE
----	TIE LINE	----	QUARTER SECTION LINE
—△—	RESTRICTED ACCESS	----	SIXTEENTH SECTION LINE
		----	UNDERLYING / ADJACENT LOT

- FOUND MONUMENT MARKED 43933 UNLESS OTHERWISE NOTED
- FEMA REGULATORY FLOODWAY
- FEMA ZONE AE

DESCRIPTION

Parcel 1:
That part of the Southeast Quarter of the Southwest Quarter of Section 2, Township 120, Range 23, lying South of the Crow River.

also
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which lies westerly of the westerly boundary of Minnesota Department of Transportation Right of Way Plat No. 27-61 as the same is on file and of record in the office of the County Recorder in and for said County and easterly of Line 1 described below:

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(All Abstract Property)

PROPERTY SUMMARY

TOTAL SITE AREA: 1,976,752 S.F. 45.37 AC

LOT SUMMARY

AREA		
LOT 1, BLOCK 1	594,417 SF	13.65 AC
LOT 2, BLOCK 1	785,430 SF	18.03 AC
LOT 3, BLOCK 1	577,636 SF	13.26 AC
NET SITE AREA	1,957,483 SF	44.94 AC

AREAS MEASURED TO WATER EDGE AS LOCATED ON 6/2/2023

BUILDABLE AREA

BUILDABLE AREA		
LOT 1, BLOCK 1	458,681 SF	10.53 AC
LOT 2, BLOCK 1	631,232 SF	14.49 AC
LOT 3, BLOCK 1	333,758 SF	7.66 AC
NET BUILDABLE AREA	1,423,671 SF	32.68 AC

LOT AREAS, EXCLUDING SETBACKS, EASEMENTS, REGULATORY FLOODWAYS, AND AREAS BELOW BASE FLOODPLAIN ELEVATIONS

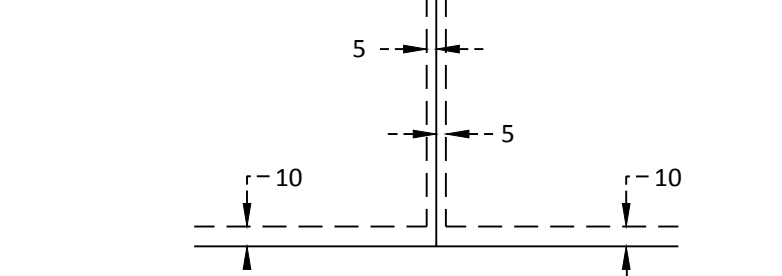
SITE SETBACKS

BUILDING SETBACKS	
CORRIDOR	30 FT
RESIDENTIAL ADJACENT	50 FT
PARKING SETBACKS	10 FT
ZONING	
EXISTING ZONING	RC-REGIONAL EMPLOYMENT CENTER
PROPOSED ZONING	RC-REGIONAL EMPLOYMENT CENTER

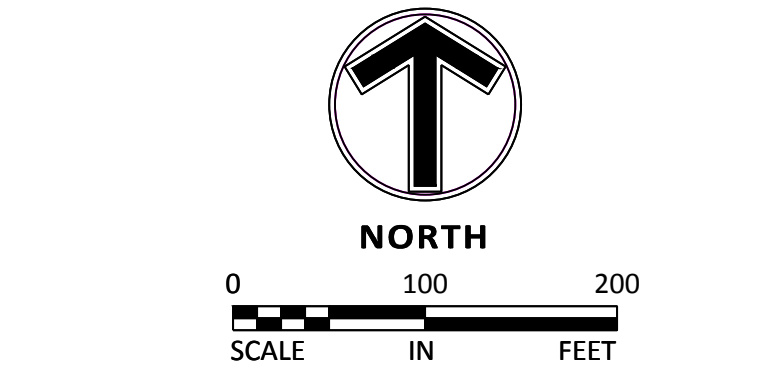
DEVELOPMENT NOTES

- ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
- DRAINAGE AND UTILITY EASEMENTS SHALL BE PROVIDED AS REQUIRED. DRAINAGE AND UTILITY EASEMENTS WILL BE PROVIDED OVER ALL PUBLIC UTILITIES AND UP TO 1 FOOT ABOVE THE HIGH WATER LEVEL OF ALL PONDS.
- NORTHDALE ADDITION IS THE PROPOSED NAME OF THE PLAT.
- FLOODPLAIN INFORMATION DEPICTED BY MEASURED ELEVATIONS AND GRAPHIC PLOTTING ACCORDING TO FEMA, FIRM MAP NO. 27053C0031F DATED 11/04/2016.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:
(NOT TO SCALE)



BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING LOT LINES, AND BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING RIGHT-OF-WAY LINES, AS SHOWN ON THIS PLAT.



NO	DATE	BY	CKD	APPR	COMMENT
	07/07/2024	TPK	JDB	JDB	SITE PLAN APPLICATION
	11/14/2024	TPK	JDB	JDB	SITE PLAN RESUBMITTAL

I hereby certify that this plan, survey, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Print Name: MARK R. SALO

Date: License #: 43933

PRELIMINARY
08/07/2024
DESIGN REVIEW

PERMIT SUBMITTAL

CONSTRUCTION DOCUMENTS

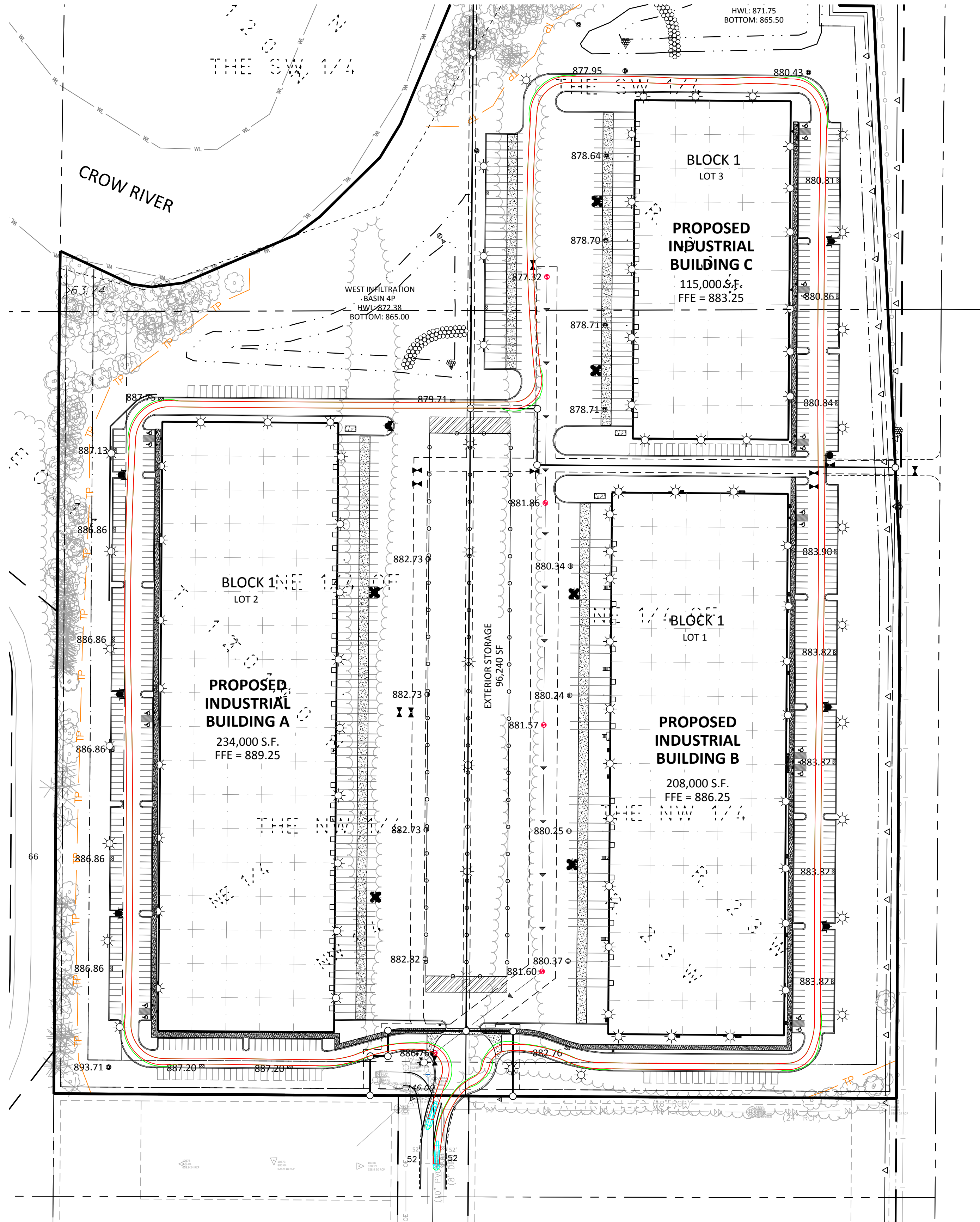
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PROJECT NO.
51493

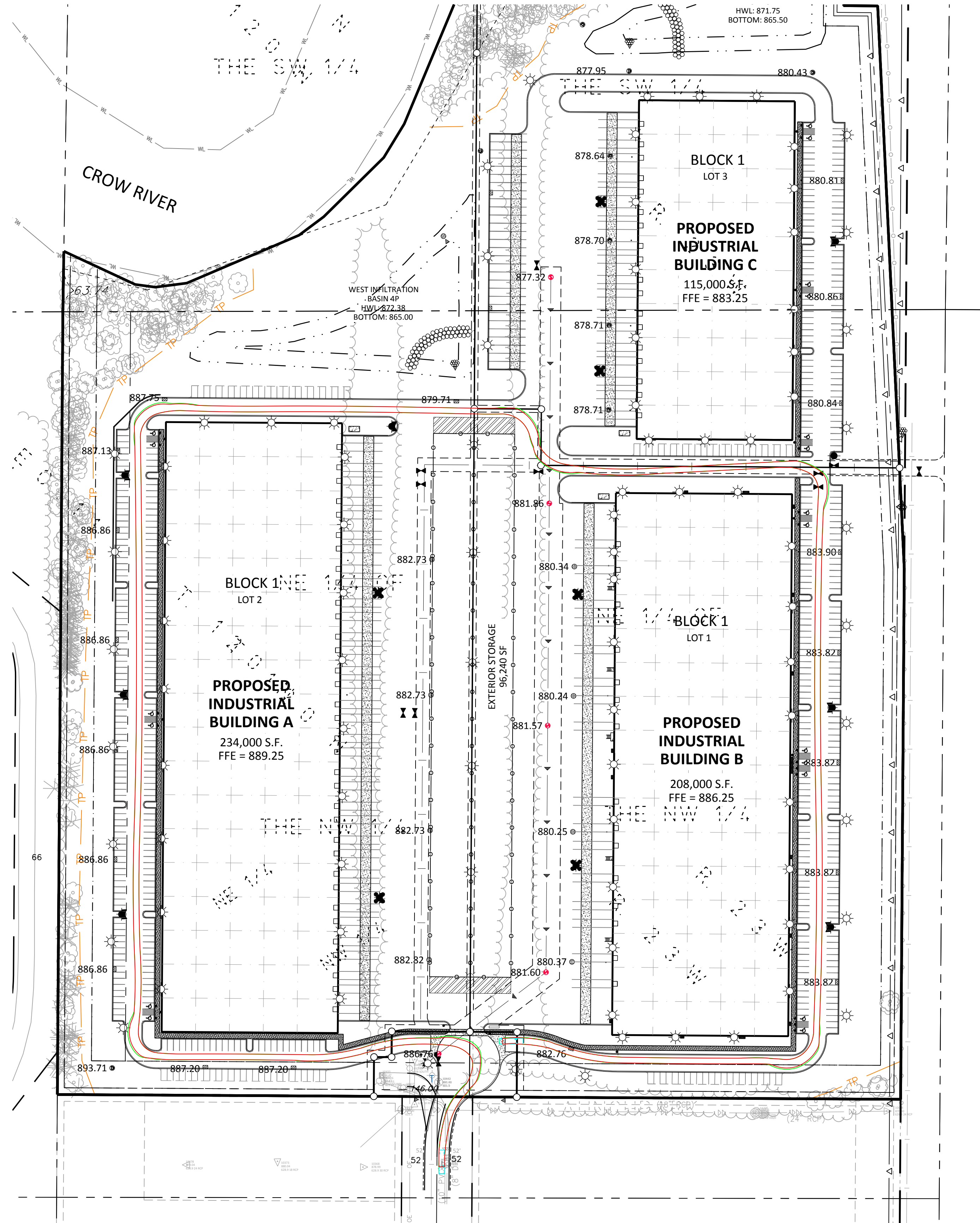


PRELIMINARY PLAT
CP WEST, LLC
NORTHDALE BOULEVARD INDUSTRIAL
PRELIMINARY DEVELOPMENT PLANS
ROGERS, MINNESOTA

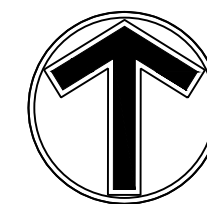
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3 OF 33
REV.



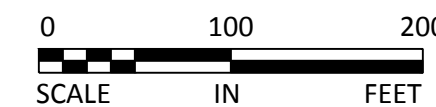
FIRE TRUCK MANEUVERING SCHEMATIC



GARBAGE TRUCK MANEUVERING SCHEMATIC



NORTH



NO	DATE	BY	CKD	APPR	COMMENT
	07/07/2024	TPK	JDB	JDB	SITE PLAN APPLICATION
	11/14/2024	TPK	JDB	JDB	SITE PLAN RESUBMITTAL

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Print Name: JOSEPH D. BAILEY

Date: License #: 58645

PRELIMINARY
08/07/2024
DESIGN REVIEW

PERMIT SUBMITTAL

CONSTRUCTION DOCUMENTS

DRAWN BY
TPK

DESIGNED BY
JDB

CHECKED BY
JDB

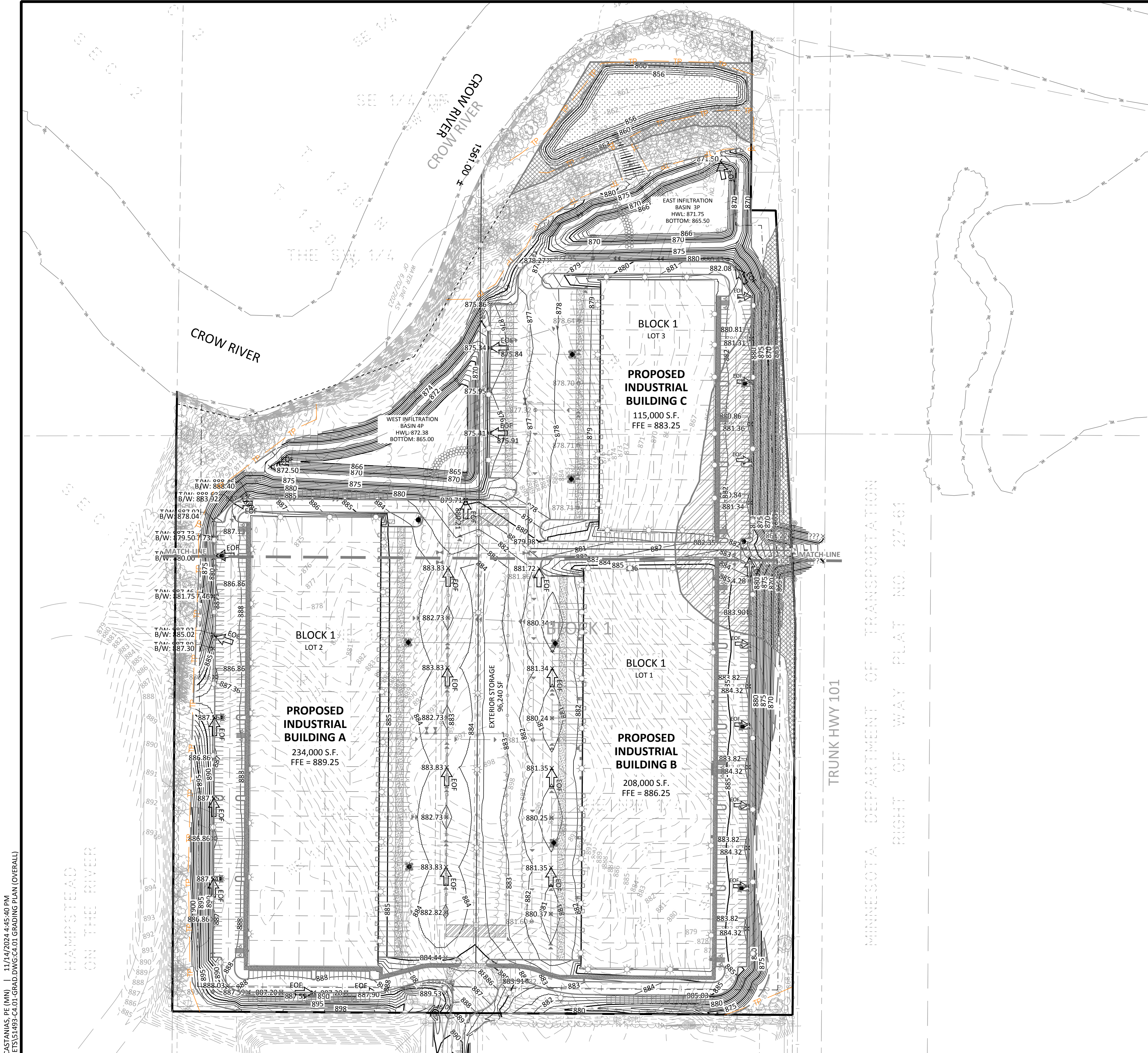
PROJECT NO.
51493



VEHICLE MANEUVERING PLAN

CP WEST, LLC
NORTHDALE BOULEVARD INDUSTRIAL
PRELIMINARY DEVELOPMENT PLANS
ROGERS, MINNESOTA

SHEET
C3.02
5 OF 33
REV.



LEGEND

PROPOSED

EXISTING

BOUNDARY LINE

CONCRETE CURB

STORM SEWER

DRAINTILE

BUILDING LINE

RETAINING WALL

CONTOUR

WETLAND

TREE LINE

SPOT ELEVATIONS

RIPRAP

OVERFLOW ELEV.

SOIL BORING

TREE PROTECTION FENCE

CONCRETE PAVING

CONCRETE SIDEWALK

PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)

100 YEAR FLOOD PLAIN

IMPACTED 100 YEAR FLOOD PLAIN

MITIGATED FLOOD PLAIN

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NORTH

0

100

200

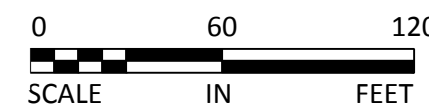
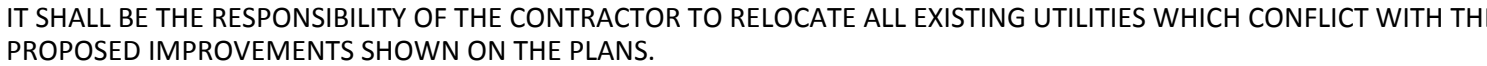
SCALE

IN

FEET

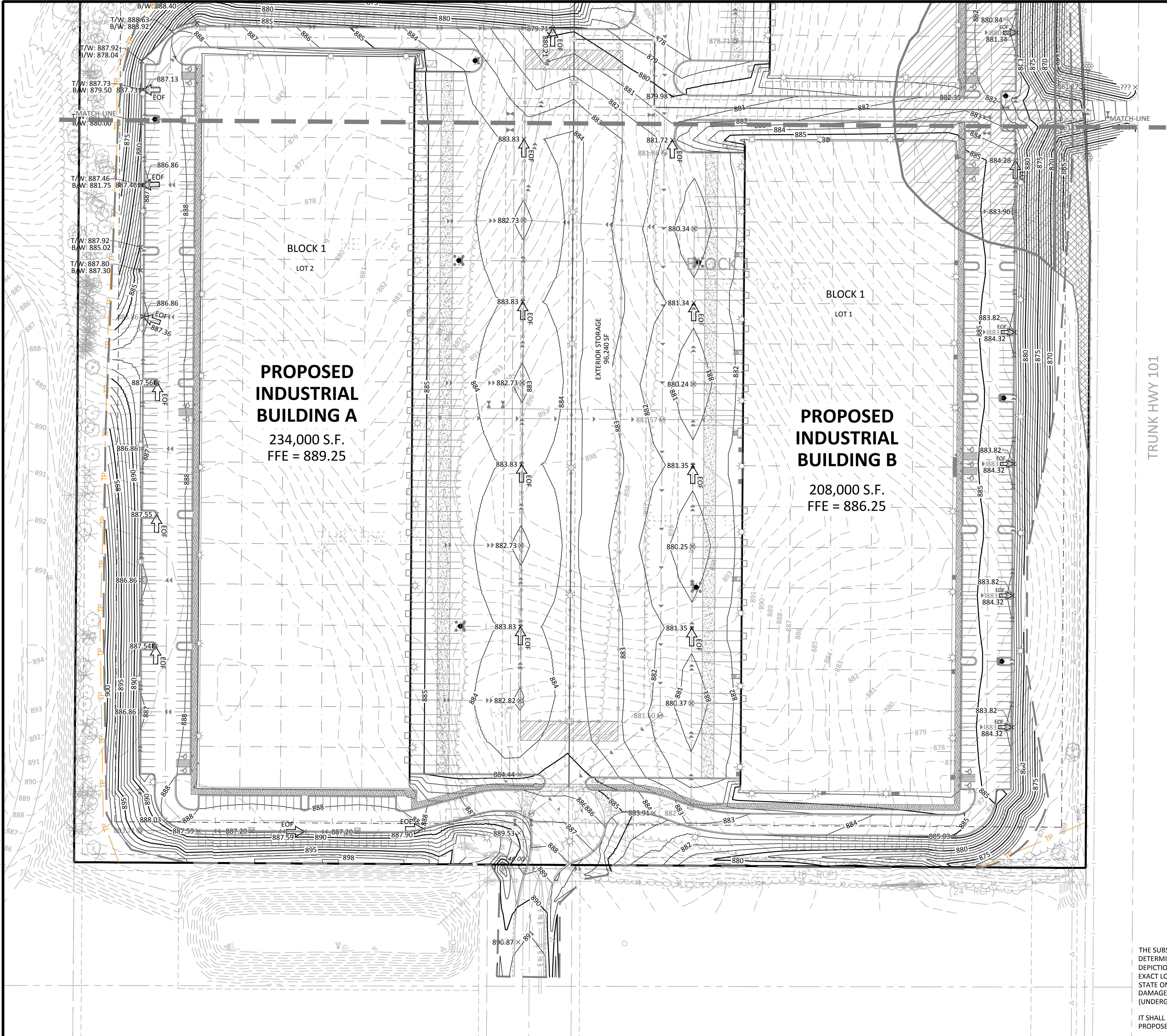
24.15 (LMS TECH) L:\PROJECTS\51493\CAD	NO	DATE	BY	CKD	APPR	COMMENT	I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota. Print Name: <u>JOSEPH D. BAILEY</u> Date _____ License # <u>58645</u>	PRELIMINARY 08/07/2024 DESIGN REVIEW PERMIT SUBMITTAL CONSTRUCTION DOCUMENTS	DRAWN BY TPK DESIGNED BY JDB CHECKED BY JDB PROJECT NO. 51493	 Sambatek www.sambatek.com Engineering Surveying Planning Environmental	GRADING PLAN (OVERALL)			SHEET C4.01 6 OF 33 REV.
		07/07/2024	TPK	JDB	JDB	SITE PLAN APPLICATION					CP WEST, LLC			
		11/14/2024	TPK	JDB	JDB	SITE PLAN RESUBMITTAL					NORTHDALE BOULEVARD INDUSTRIAL			
											PRELIMINARY DEVELOPMENT PLANS			
											ROGERS, MINNESOTA			
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C:\PROJECTS\51493 CAD\SHEETS\51493-C4.01 GRAD DWG-C4.01 GRADING PLAN (OVERALL)



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C4.02
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REV.

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C:\PROJECTS\15493 CAD\15493 CAD\DWG\C4.03 GRAD DWG\C4.03 GRADING PLAN (SOUTH)



PROPOSED

EXISTING

BOUNDARY LINE

CONCRETE CURB

STORM SEWER

DRAIN TILE

BUILDING LINE

RETAINING WALL

CONTOUR

WETLAND

TREE LINE

SPOT ELEVATIONS

RIPRAP

OVERFLOW ELEV.

SOIL BORING

TREE PROTECTION FENCE

CONCRETE PAVING

CONCRETE SIDEWALK

PAVEMENT BY OTHERS
(SEE ARCHITECTURAL PLANS)

100 YEAR FLOOD PLAIN

IMPACTED 100 YEAR FLOOD PLAIN

MITIGATED FLOOD PLAIN

TRUNK HWY 101

MINNESOTA DEPARTMENT OF TRANSPORTATION

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

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SCALE

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FEET

NO	DATE	BY	CKD	APPR	COMMENT
	07/07/2024	TPK	JDB	JDB	SITE PLAN APPLICATION
	11/14/2024	TPK	JDB	JDB	SITE PLAN RESUBMITTAL

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Print Name: JOSEPH D. BAILEY

Date: _____ License #: 58645

PRELIMINARY
08/07/2024
DESIGN REVIEW

PERMIT SUBMITTAL

CONSTRUCTION DOCUMENTS

DRAWN BY
TPK

DESIGNED BY
JDB

CHECKED BY
JDB

PROJECT NO.
51493

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Engineering | Surveying | Planning | Environmental

GRADING PLAN (SOUTH)

CP WEST, LLC
NORTHDALE BOULEVARD INDUSTRIAL
PRELIMINARY DEVELOPMENT PLANS
ROGERS, MINNESOTA

SHEET
C4.03
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REV.

24.15 (LW5 TECH) | EMILY CASTANIAS, PE (MN) | 11/14/2024 4:45:40 PM
C:\PROJECTS\151493\CAD\SHEETS\151493-C4-01-GRAD.DWG-C4-04 GRADING PLAN NOTES

- GRADING NOTES
1. PROPOSED CONTOURS ARE TO FINISHED SURFACE ELEVATION. SPOT ELEVATIONS ALONG PROPOSED CURB DENOTE GUTTER GRADE.

2. CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "GUTTER OUT" WHERE WATER DRAINS AWAY FROM CURB. ALL OTHER AREAS SHALL BE CONSTRUCTED AS "GUTTER IN" CURB.

3. ALL GRADIENT ON SIDEWALKS ALONG THE ADA ROUTE SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 2.00% (1:50). MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE SHALL BE IN 2.00% (1:50). CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT. COORDINATE ALL WORK WITH PAVING CONTRACTOR.

4. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.

5. SAFETY NOTICE TO CONTRACTORS: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.

6. CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.

A GEOTECHNICAL ENGINEERING SOILS REPORT HAS BEEN COMPLETED BY:

COMPANY:

ADDRESS:

PHONE:

DATE:

CONTRACTOR SHALL OBTAIN A COPY OF THE SOILS REPORT.

7. CONTRACTOR SHALL COMPLETE DEWATERING AS REQUIRED TO COMPLETE THE SITE GRADING CONSTRUCTION.

8. PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL SHALL BE PERFORMED ON THE STREET AND PARKING AREA SUBGRADE. CONTRACTOR SHALL PROVIDE A LOADED TANDEM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER.

9. REPLACE ALL SUBGRADE SOIL DISTURBED DURING THE CONSTRUCTION THAT HAVE BECOME UNSUITABLE AND WILL NOT PASS A TEST ROLL. REMOVE UNSUITABLE SOIL FROM THE SITE AND IMPORT SUITABLE SOIL AT NO ADDITIONAL COST TO THE OWNER.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.

11. EXISTING TREES AND OTHER NATURAL VEGETATION WITHIN THE PROJECT AND/OR ADJACENT TO THE PROJECT ARE OF PRIME CONCERN TO THE CONTRACTOR'S OPERATIONS AND SHALL BE A RESTRICTED AREA. CONTRACTOR SHALL PROTECT TREES TO REMAIN AT ALL TIMES. EQUIPMENT SHALL NOT NEEDLESSLY BE OPERATED UNDER NEARBY TREES AND EXTREME CAUTION SHALL BE EXERCISED WHEN WORKING ADJACENT TO TREES. SHOULD ANY PORTION OF THE TREE BRANCHES REQUIRE REMOVAL TO PERMIT OPERATION OF THE CONTRACTOR'S EQUIPMENT, CONTRACTOR SHALL OBTAIN THE SERVICES OF A PROFESSIONAL TREE TRIMMING SERVICE TO TRIM THE TREES PRIOR TO THE BEGINNING OF OPERATION. SHOULD CONTRACTOR'S OPERATIONS RESULT IN THE BREAKING OF ANY LIMBS, THE BROKEN LIMBS SHOULD BE REMOVED IMMEDIATELY AND CUTS SHALL BE PROPERLY PROTECTED TO MINIMIZE ANY LASTING DAMAGE TO THE TREE. NO TREES SHALL BE REMOVED WITHOUT AUTHORIZATION BY THE ENGINEER. COSTS FOR TRIMMING SERVICES SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONSTRUCTION AND NO SPECIAL PAYMENT WILL BE MADE.

a. RESTRICTED AREAS SHALL INCLUDE ALL DESIGNATED TREED AREAS OUTSIDE OF THE DESIGNATED CONSTRUCTION ZONE. ALL VEGETATION WITHIN THE RESTRICTED AREAS SHALL REMAIN.

b. CONTRACTOR SHALL RESTRICT ALL GRADING AND CONSTRUCTION ACTIVITIES TO AREAS DESIGNATED ON THE PLANS. ACTIVITIES WITHIN THE CONSTRUCTION MAY BE RESTRICTED TO A NARROWER WIDTH IN THE FIELD TO SAVE ADDITIONAL TREES AS DIRECTED BY THE OWNER.

c. ACTIVITIES PROHIBITED OUTSIDE OF THE CONSTRUCTION BOUNDARIES WOULD INCLUDE, BUT NOT BE LIMITED TO: SOIL AND OTHER MATERIAL STOCKPILING, EQUIPMENT OR MACHINERY STORAGE, DRIVING OF ANY VEHICLE, LEAKAGE OR SPILLAGE OF ANY "WASHOUT" OR OTHER TOXIC MATERIAL. THE COLLECTION OF OTHER DEBRIS AND SOIL STOCKPILING WILL BE IN AN AREA DETERMINED ON-SITE BY THE ENGINEER.

d. ALL RESTRICTED AREAS SHALL BE FENCED OFF WITH BRIGHT ORANGE POLYETHYLENE SAFETY NETTING AND STEEL STAKES AS SHOWN ON THE TREE PROTECTION DETAIL. AT NO TIME SHALL THIS FENCING BE REMOVED OR ACTIVITY OF ANY KIND TAKE PLACE WITHIN IT. FINAL PLACEMENT OF ALL PROTECTIVE FENCING SHALL BE COMPLETE BEFORE ANY WORK COMMENCES ON-SITE.

e. BEFORE COMMENCING WITH ANY EXCAVATION CONTRACTOR SHALL COMPLETE ALL PREPARATORY WORK REGARDING TREE REMOVAL, ROOT PRUNING, TREE PRUNING AND STUMP REMOVAL TO THE SATISFACTION OF THE OWNER.

f. PREPARATORY WORK SHALL INCLUDE THE FOLLOWING AND SHALL BE COMPLETED UNDER THE DIRECT SUPERVISION OF THE OWNER'S REPRESENTATIVE:

i. TREE REMOVAL: CONTRACTOR SHALL FELL THE TREES. AT NO TIME SHALL TREES BE BULLDOZED OUT, BUT SHALL BE CUT DOWN AND STUMPS REMOVED SEPARATELY. PRIOR TO THE FELLING OF ALL TREES, PROPER REMOVAL OF A PORTION OR ALL OF THE CANOPY SHALL BE COMPLETED SO THAT TREES IN THE RESTRICTED AREAS SHALL NOT BE INJURED IN THE PROCESS.

ii. ROOT PRUNING: BEFORE ANY STUMPS ARE TO BE REMOVED, ALL ROOTS SHALL BE SEVERED FROM ROOTS IN THE RESTRICTED AREAS BY SAW CUTTING WITH A VERMEER DESIGNED FOR ROOT PRUNING, BY HAND, OR WITH A CHAINSAW. TREE ROOTS PROJECTING INTO THE CONSTRUCTION ZONE SHALL BE EXPOSED PRIOR TO ROOT PRUNING WITH SMALL MACHINERY, I.E.,, BOBCAT.

iii. STUMP REMOVAL: AT SUCH TIME THAT ROOTS HAVE BEEN PROPERLY SEVERED, STUMPS MAY BE REMOVED. WHERE REMOVAL OF CERTAIN STUMPS COULD CAUSE DAMAGE TO EXISTING PROTECTED TREES, TREE STUMPS SHALL BE GROUND OUT. ALL STUMP REMOVAL SHALL BE UNDER THE DIRECT SUPERVISION OF THE OWNER'S REPRESENTATIVE.

iv. TREE PRUNING: PROPER PRUNING OF TREES IN THE RESTRICTED ZONE SHALL BE DIRECTED BY AND SUPERVISION AT ALL TIMES BY THE OWNER'S REPRESENTATIVE.

g. AN OWNER'S REPRESENTATIVE WILL BE AVAILABLE AT ALL TIMES DURING THE PREPARATORY AND CONSTRUCTION PERIOD.

h. MULCH RATHER THAN SEED OR SOD WILL BE USED AT THE BASE OF QUALITY TREES TO A PERIMETER DETERMINED BY THE OWNER'S REPRESENTATIVE. AREAS TO BE SEEDED FOR EROSION CONTROL PURPOSES WITHIN THE CONSTRUCTION ZONE ARE TO BE DETERMINED BY THE OWNER'S REPRESENTATIVE. NATURAL GROUND COVER WILL BE MAINTAINED WHEREVER POSSIBLE.

i. THE USE OF RETAINING WALLS NEAR TREES, IN ADDITION TO THOSE REQUIRED ON THE PLANS SHALL BE DETERMINED IN THE FIELD, BASED ON TREE LOCATIONS AND TOPOGRAPHY.

12. EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. CONTRACTOR SHALL SALVAGE ENOUGH TOPSOIL FOR RESPREADING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE PLACED IN EMBANKMENT AREAS, OUTSIDE OF BUILDING PADS, ROADWAYS AND PARKING AREAS. CONTRACTOR SHALL SUBCUT CUT AREAS, WHERE TURF IS TO BE ESTABLISHED, TO THE DEPTH SPECIFIED IN THE LANDSCAPING PLANS. RESPREAD TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED PER LANDSCAPING PLANS.

13. TRENCH BORROW CONSTRUCTION: IF ALLOWED BY THE OWNER, CONTRACTOR SHALL COMPLETE "TRENCH BORROW" EXCAVATION IN AREAS DIRECTED BY THE ENGINEER IN ORDER TO OBTAIN STRUCTURAL MATERIAL. TREES SHALL NOT BE REMOVED OR DAMAGED AS A RESULT OF THE EXCAVATION, UNLESS APPROVED BY THE ENGINEER. THE EXCAVATION SHALL COMMENCE A MINIMUM OF 10 FEET FROM THE LIMIT OF THE BUILDING PAD. THE EXCAVATION FROM THIS LIMIT SHALL EXTEND AT A MINIMUM SLOPE OF 1 FOOT HORIZONTAL TO 1 FOOT VERTICAL (1:1) DOWNWARD AND OUTWARD FROM THE FINISHED SURFACE GRADE ELEVATION. THE TRENCH BORROW EXCAVATION SHALL BE BACKFILLED TO THE PROPOSED FINISHED GRADE ELEVATION, AND SHALL BE COMPACTED IN ACCORDANCE WITH REQUIREMENTS OF THE QUALITY COMPACTION METHOD AS OUTLINED IN MN/DOT SPECIFICATION 2105.3F2. SNOW FENCE SHALL BE FURNISHED AND PLACED ALONG THE PERIMETER OF THE TRENCH BORROW AREA WHERE THE SLOPES EXCEED 2 FOOT HORIZONTAL TO 1 FOOT VERTICAL (2:1).

14. FINISHED GRADING SHALL BE COMPLETED, CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS. PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. AREAS THAT HAVE BEEN FINISHED GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND EROSION. REPAIR ALL AREAS THAT HAVE BECOME RUTTED, ERODED OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.

15. TOLERANCES

a. THE RESIDENTIAL BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.30 FOOT ABOVE, OR 0.30 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.

b. THE COMMERCIAL BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.10 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.

c. THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.

d. AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.1000T ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.

e. TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.

16. AFTER THE SITE GRADING IS COMPLETED, IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR, OR IMPORT SUITABLE MATERIAL TO THE SITE.

17. CONTRACTOR SHALL DETERMINE THE LOCATION OF ANY HAUL ROADS THAT MAY BE REQUIRED TO COMPLETE THE SITE GRADING CONSTRUCTION AND SHALL INDICATE HAUL ROADS ON EROSION AND SEDIMENT CONTROL "SITE MAP". CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE GOVERNING AUTHORITY OF EACH ROADWAY. CONTRACTOR SHALL POST WHATEVER SECURITY AND COMPLY WITH ALL CONDITIONS WHICH ARE REQUIRED BY EACH GOVERNING AUTHORITY OF EACH ROADWAY.

18. DISTURBED AREAS WITHIN WETLAND MITIGATION SITE AND ANY DISTURBED AREAS WITHIN THE WETLAND SHALL BE RESTORED WITH 6 TO 12 INCHES OF ORGANIC SOILS, PREFERABLY SOILS THAT WERE PREVIOUSLY REMOVED FROM WETLAND AREAS. SEEDING IN THE WETLAND MITIGATION AREAS ABOVE THE NORMAL WATER LEVEL SHALL BE MN STATE SEED MIX 34-271, WET MEADOW SOUTH AND WEST, OR APPROVED EQUAL. FOR STATE SEED MIXES, OATS AND WINTER WHEAT SHOULD BE SELECTED BASED ON THE TIME OF YEAR THAT THE MIX IS BEING USED. OATS SHOULD BE INCLUDED IN MIXES IF BEING USED BETWEEN OCTOBER 15TH AND AUGUST 1ST. WINTER WHEAT SHOULD BE USED BETWEEN AUGUST 1ST AND OCTOBER 15TH. THE SEEDING RATE IS THE SAME FOR OATS AND WINTER WHEAT. MIX 34-271 SHOULD BE APPLIED AT 12 POUNDS PER ACRE. SEED SHALL BE WATERED UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.

19. FILL PLACED WITHIN THE BUILDING PAD AREAS SHALL BE IN CONFORMANCE WITH HUD/FHA PROCEDURES AND DATA SHEET 79G.

20. RETAINING WALL(S) SHALL BE CONSTRUCTED OF MODULAR BLOCK MATERIAL. CONTRACTOR SHALL SUBMIT TO THE ENGINEER AND LOCAL AUTHORITY CERTIFIED ENGINEERING DRAWINGS, DESIGN CALCULATIONS AND SOIL BORINGS. THE CERTIFIED ENGINEER FOR THE RETAINING WALL(S) SHALL PROVIDE CONSTRUCTION OBSERVATIONS OF THE RETAINING WALL IMPROVEMENT, AND A LETTER CERTIFYING THE INSTALLATION OF THE WALL(S) WAS CONSTRUCTED IN CONFORMANCE WITH THE PLANS AND SPECIFICATIONS.

21. CONTRACTOR SHALL PROVIDE RECORD PLANS AS REQUIRED BY PERMITTING AGENCIES.

22. NEW ADA RAMPS MUST BE COMPLIANT WITH THE LATEST ADA STANDARDS, INSPECTED FOR COMPLIANCE BY THE CONTRACTOR AND A MNDOT ADA WORKSHEET FOR EACH RAMP PROVIDED TO THE CITY OF ROGERS.
- | NO | DATE | BY | CKD | APPR | COMMENT |
|-----------------|------------|-----|-----|------|-----------------------|
| | 07/07/2024 | TPK | JDB | JDB | SITE PLAN APPLICATION |
| | 11/14/2024 | TPK | JDB | JDB | SITE PLAN RESUBMITTAL |
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- I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Print Name: JOSEPH D. BAILEY

Date License # 58645
- PRELIMINARY
08/07/2024
DESIGN REVIEW

PERMIT SUBMITTAL

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- DRAWN BY
TPK

DESIGNED BY
JDB

CHECKED BY
JDB

PROJECT NO.
51493
- 

Engineering | Surveying | Planning | Environmental
- GRADING PLAN NOTES

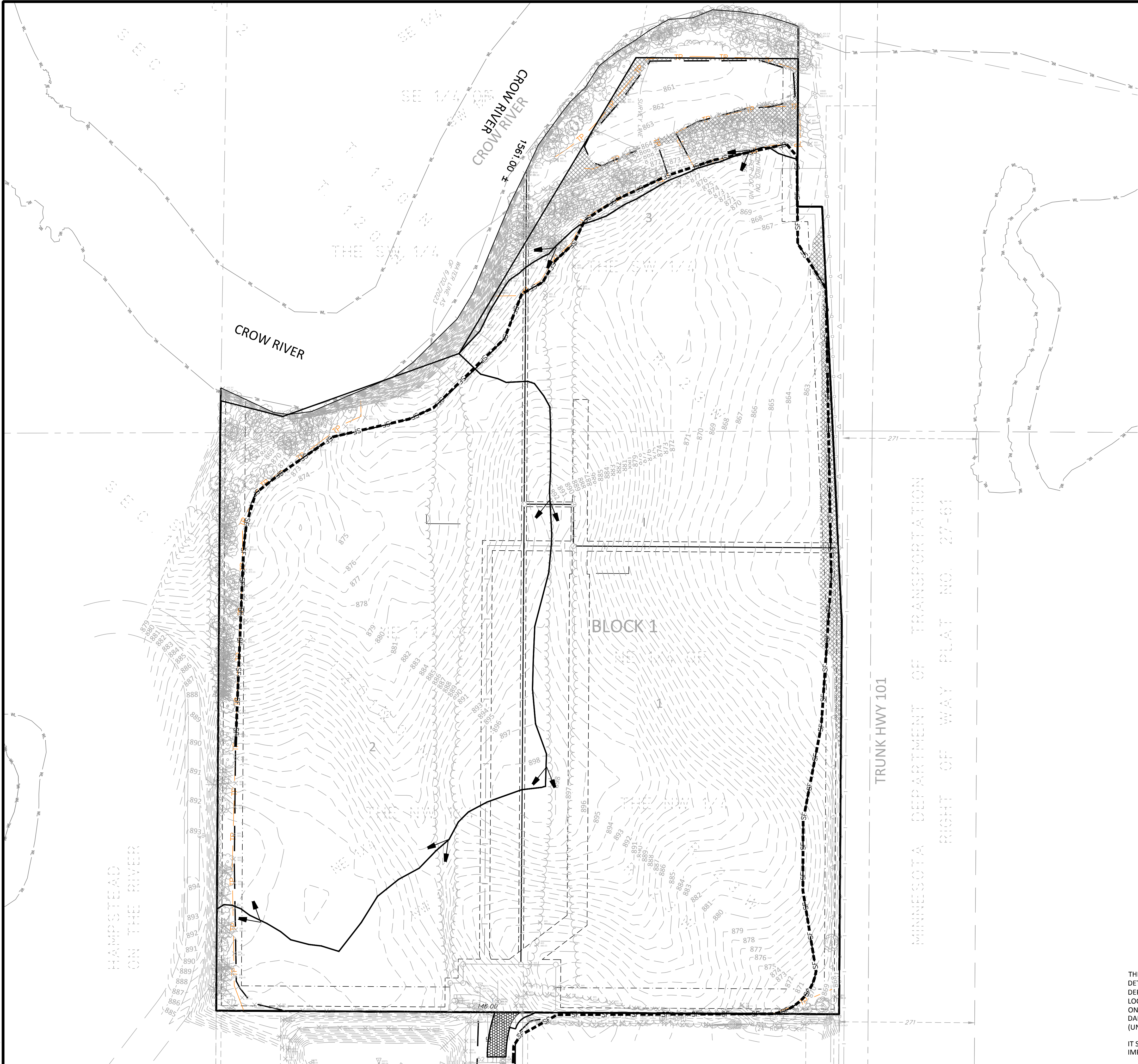
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NORTHDALE BOULEVARD INDUSTRIAL
PRELIMINARY DEVELOPMENT PLANS
ROGERS, MINNESOTA
- SHEET

C4.04

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C:\PROJECTS\15493\CAD\SHEETS\15493-C5.01-EROS.DWG C5.01 PHASE ONE EROSION CONTROL PLAN



LEGEND

PROPOSED	EXISTING	
		CONCRETE CURB
		STORM SEWER
		DRAINTILE
		CONTOUR
		RIPRAP
		OVERFLOW ELEV.
		BIO-ROLL
		SILT FENCE
		SILT DIKE
		LIMITS OF DISTURBANCE
		SOIL BORING
		DIRECTION OF OVERLAND FLOW
		TEMPORARY DIVERSION DITCH
		CHECK DAM
		LIMITS OF DRAINAGE SUB-BASIN
		INLET PROTECTION DEVICE
		TEMPORARY STONE CONSTRUCTION ENTRANCE
		TEMPORARY SEDIMENT BASIN
		TEMPORARY STABILIZATION MEASURES (SEED, MULCH, MATS OR BLANKETS AS OUTLINED IN THE SWPPP)
		TEMPORARY STORAGE AND PARKING AREA

EROSION CONTROL MATERIALS QUANTITIES

ITEM	UNIT	QUANTITY
SILT FENCE	LINEAR FEET	4,228
CONSTRUCTION ENTRANCE	UNIT	1

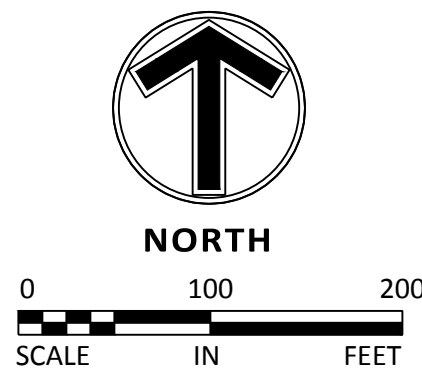
* REFER TO SHEET C5.03 & C5.04 FOR GENERAL NOTES, MAINTENANCE NOTES, LOCATION MAPS, AND STANDARD DETAILS

NOTE TO CONTRACTOR

THE EROSION CONTROL PLAN SHEETS ALONG WITH THE REST OF THE SWPPP MUST BE KEPT ONSITE UNTIL THE NOTICE OF TERMINATION IS FILED WITH THE MPCA. THE CONTRACTOR MUST UPDATE THE SWPPP, INCLUDING THE EROSION CONTROL PLAN SHEETS AS NECESSARY TO INCLUDE ADDITIONAL REQUIREMENTS, SUCH AS ADDITIONAL OR MODIFIED BMPs DESIGNED TO CORRECT PROBLEMS IDENTIFIED. AFTER FILING THE NOTICE OF TERMINATION, THE SWPPP, INCLUDING THE EROSION CONTROL PLAN SHEETS, AND ALL REVISIONS TO IT MUST BE SUBMITTED TO THE OWNER, TO BE KEPT ON FILE IN ACCORDANCE WITH THE RECORD RETENTION REQUIREMENTS DESCRIBED IN THE SWPPP NARRATIVE.

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



NO	DATE	BY	CKD	APPR	COMMENT
	07/07/2024	TPK	JDB	JDB	SITE PLAN APPLICATION
	11/14/2024	TPK	JDB	JDB	SITE PLAN RESUBMITTAL

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Print Name: JOSEPH D. BAILEY

Date: License #: 58645

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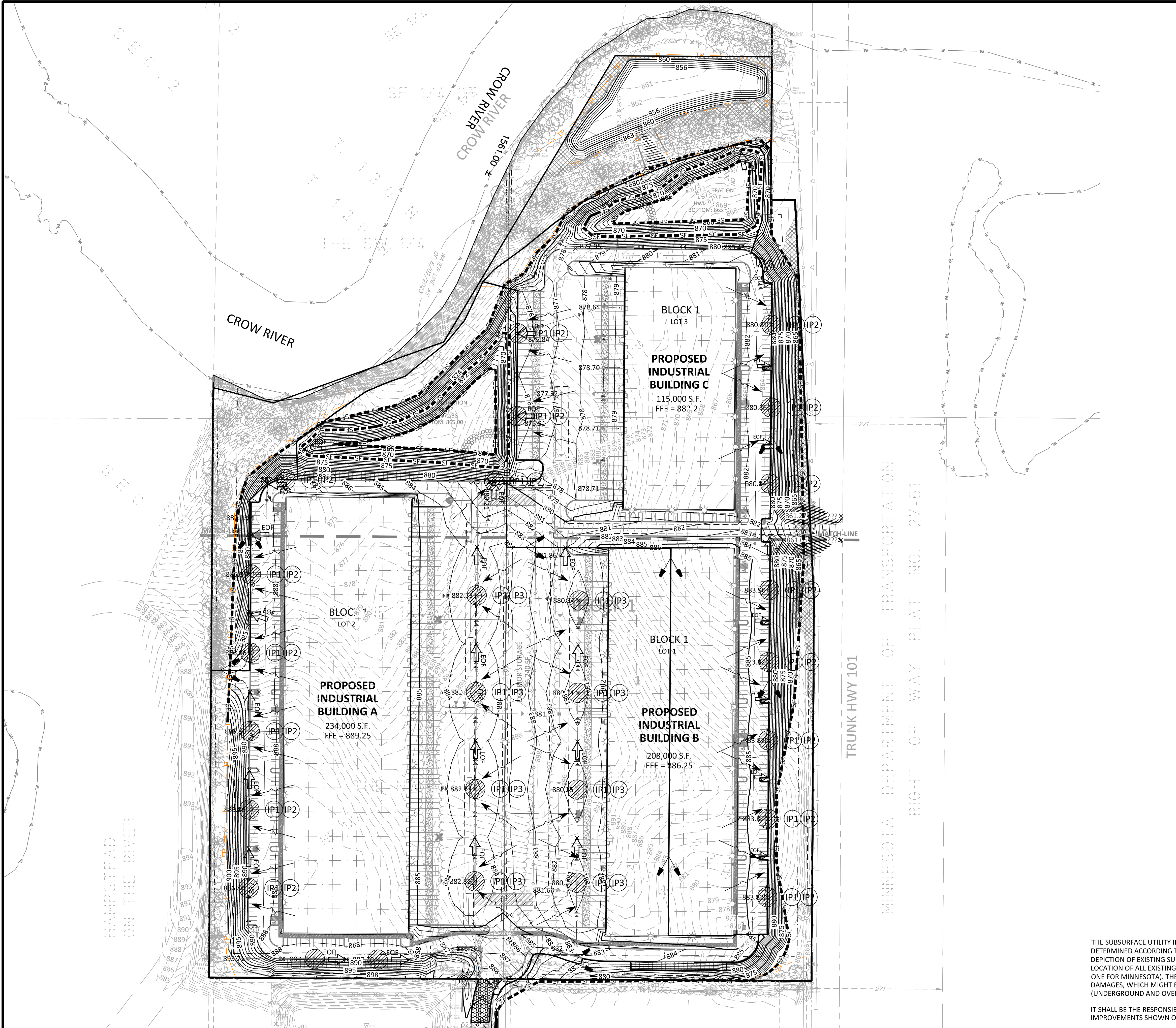


PHASE ONE EROSION CONTROL PLAN

CP WEST, LLC
NORTHDALE BOULEVARD INDUSTRIAL
PRELIMINARY DEVELOPMENT PLANS
ROGERS, MINNESOTA

SHEET
C5.01
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C:\PROJECTS\15493\CAD\SHEETS\15493-C5.02-EROS.DWG C5.02 PHASE TWO EROSION CONTROL PLAN



LEGEND

PROPOSED

EXISTING

CONCRETE CURB

STORM SEWER

DRAINTILE

CONTOUR

RIPRAP

OVERFLOW ELEV.

BIO-ROLL

SILT FENCE

SILT DIKE

LIMITS OF DISTURBANCE

SOIL BORING

DIRECTION OF OVERLAND FLOW

TEMPORARY DIVERSION DITCH

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LIMITS OF DRAINAGE SUB-BASIN

INLET PROTECTION DEVICE

TEMPORARY STONE CONSTRUCTION ENTRANCE

TEMPORARY SEDIMENT BASIN

TEMPORARY STABILIZATION MEASURES
(SEED, MULCH, MATS OR BLANKETS AS OUTLINED IN THE SWPPP)

TEMPORARY STORAGE AND PARKING AREA

EROSION CONTROL MATERIALS QUANTITIES

ITEM	UNIT	QUANTITY
SILT FENCE	LINEAR FEET	7,987
CONSTRUCTION ENTRANCE	UNIT	1
INLET PROTECTION DEVICE (IP-1)	UNIT	25
INLET PROTECTION DEVICE (IP-2)	UNIT	17
INLET PROTECTION DEVICE (IP-3)	UNIT	8

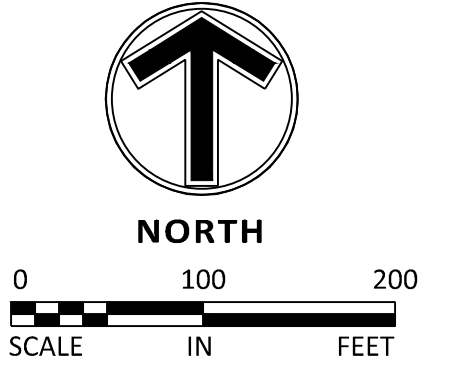
* REFER TO SHEET C5.03 & C5.04 FOR GENERAL NOTES, MAINTENANCE NOTES, LOCATION MAPS, AND STANDARD DETAILS

NOTE TO CONTRACTOR

THE EROSION CONTROL PLAN SHEETS ALONG WITH THE REST OF THE SWPPP MUST BE KEPT ONSITE UNTIL THE NOTICE OF TERMINATION IS FILED WITH THE MPCA. THE CONTRACTOR MUST UPDATE THE SWPPP, INCLUDING THE EROSION CONTROL PLAN SHEETS AS NECESSARY TO INCLUDE ADDITIONAL REQUIREMENTS, SUCH AS ADDITIONAL OR MODIFIED BMPs DESIGNED TO CORRECT PROBLEMS IDENTIFIED. AFTER FILING THE NOTICE OF TERMINATION, THE SWPPP, INCLUDING THE EROSION CONTROL PLAN SHEETS, AND ALL REVISIONS TO IT MUST BE SUBMITTED TO THE OWNER, TO BE KEPT ON FILE IN ACCORDANCE WITH THE RECORD RETENTION REQUIREMENTS DESCRIBED IN THE SWPPP NARRATIVE.

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



NO	DATE	BY	CKD	APPR	COMMENT
	07/07/2024	TPK	JDB	JDB	SITE PLAN APPLICATION
	11/14/2024	TPK	JDB	JDB	SITE PLAN RESUBMITTAL

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Print Name: JOSEPH D. BAILEY

Date: License #: 58645

PRELIMINARY
08/07/2024
DESIGN REVIEW

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CONSTRUCTION DOCUMENTS

DRAWN BY
TPK

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JDB

CHECKED BY
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PROJECT NO.
51493

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PHASE TWO EROSION CONTROL PLAN

CP WEST, LLC
NORTHDALE BOULEVARD INDUSTRIAL
PRELIMINARY DEVELOPMENT PLANS
ROGERS, MINNESOTA

SHEET
C5.02
11 OF 33
REV.

EROSION & SEDIMENTATION CONTROL NOTES & DETAILS / "SITE MAP"



SITE LOCATION MAP

NOT TO SCALE



USGS MAP

NOT TO SCALE

SEQUENCE OF CONSTRUCTION

PHASE I:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCES.
2. PREPARE TEMPORARY PARKING AND STORAGE AREA.
3. CONSTRUCT THE SILT FENCES ON THE SITE.
4. INSTALL INLET PROTECTION DEVICES ON EXISTING STORM STRUCTURES, AS SHOWN ON THE PLAN.
5. CONSTRUCT THE SEDIMENTATION AND SEDIMENT TRAP BASINS, AS REQUIRED.
6. HALT ALL ACTIVITIES AND CONTACT THE CIVIL ENGINEERING CONSULTANT TO PERFORM INSPECTION OF BMPs. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRE-CONSTRUCTION MEETING WITH ENGINEER AND ALL GROUND DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.
7. CLEAR AND GRUB THE SITE.
8. BEGIN GRADING THE SITE.
9. START CONSTRUCTION OF BUILDING PAD AND STRUCTURES.

PHASE II:

1. TEMPORARY SEED DENUDED AREAS.
2. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
3. INSTALL RIP RAP AROUND OUTLET STRUCTURES.
4. INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES.
5. PREPARE SITE FOR PAVING.
6. PAVE SITE.
7. INSTALL INLET PROTECTION DEVICES.
8. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING.
9. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED), IF REQUIRED BY THE CONTRACT.

AREA SUMMARY IN ACRES

PAVEMENT AREA	16.21 AC±
BUILDING AREA	12.78 AC±
SEEDED AREA	9.78 AC±
TOTAL DISTURBED	38.78 AC±
PRE - CONSTRUCTION IMPERVIOUS	0.08 AC±
POST - CONSTRUCTION IMPERVIOUS	29.00 AC±

GENERAL EROSION NOTES

1. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME. WHERE A CONFLICT EXISTS BETWEEN LOCAL JURISDICTIONAL STANDARD SPECIFICATIONS AND SAMBATEK STANDARD SPECIFICATIONS, THE MORE STRINGENT SPECIFICATION SHALL APPLY.
2. THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF THIS DRAWING (EROSION & SEDIMENTATION CONTROL PLAN-ESC PLAN), THE STANDARD DETAILS, THE PLAN NARRATIVE, AND ITS APPENDICES, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING & SUBMITTING THE APPLICATION FOR THE MPCA GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE SWPPP AND THE STATE OF MINNESOTA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT, ISSUED AUGUST 1, 2023) AND BECOME FAMILIAR WITH THE CONTENTS. THE SWPPP AND ALL OTHER RELATED DOCUMENTS MUST BE KEPT AT THE SITE DURING CONSTRUCTION.
4. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMP'S) AS REQUIRED BY THE SWPPP & PERMITS. CONTRACTOR SHALL OVERSEE THE INSPECTION & MAINTENANCE OF THE BMP'S AND EROSION PREVENTION FROM BEGINNING OF CONSTRUCTION AND UNTIL CONSTRUCTION IS COMPLETED, IS APPROVED BY ALL AUTHORITIES, AND THE NOTICE OF TERMINATION (NOT) HAS BEEN FILED WITH THE MPCA BY EITHER THE OWNER OR OPERATOR AS APPROVED ON PERMIT. ADDITIONAL BMP'S SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
5. CONTRACTOR SHALL COMPLY WITH TRAINING REQUIREMENTS IN PART 21.1-21.3 OF THE GENERAL PERMIT.
6. BMP'S AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
7. ESC PLAN MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
8. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THE ESC PLANS SHALL BE CLEARLY DELINEATED (E.G. WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC.) ON THE DEVELOPMENT SITE BEFORE WORK BEGINS. GROUND DISTURBING ACTIVITIES MUST NOT OCCUR OUTSIDE THE LIMITS OF DISTURBANCE.
9. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
10. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) MUST BE LIMITED TO A DEFINED AREA OF THE SITE AND SHALL BE CONTAINED AND PROPERLY TREATED OR DISPOSED. NO ENGINE DEGREASING IS ALLOWED ON SITE.
11. ALL LIQUID AND SOLID WASTES GENERATED BY CONCRETE WASHOUT OPERATIONS MUST BE CONTAINED IN A LEAK-PROOF CONTAINMENT FACILITY OR IMPERMEABLE LINER. A COMPACTED CLAY LINER IS NOT ACCEPTABLE. THE LIQUID AND SOLID WASTES MUST NOT CONTACT THE GROUND, AND THERE MUST NOT BE RUNOFF FROM THE CONCRETE WASHOUT OPERATIONS OR AREAS. LIQUID AND SOLID WASTES MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH MPCA REGULATIONS. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES. SELF-CONTAINED CONCRETE WASHOUTS ON CONCRETE DELIVERY TRUCKS ARE ALLOWED.
12. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
13. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
14. SOLID WASTE: COLLECTED SEDIMENT, ASPHALT & CONCRETE MILLINGS, FLOATING DEBRIS, PAPER, PLASTIC, FABRIC, CONSTRUCTION & DEMOLITION DEBRIS & OTHER WASTES MUST BE DISPOSED OF PROPERLY & MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.
15. HAZARDOUS MATERIALS: OIL, GASOLINE, PAINT & ANY HAZARDOUS SUBSTANCES MUST BE PROPERLY STORED, INCLUDING SECONDARY CONTAINMENT, TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. RESTRICTED ACCESS TO STORAGE AREAS MUST BE PROVIDED TO PREVENT VANDALISM. STORAGE & DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH MPCA REGULATIONS.
16. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE SWPPP, SHALL BE INITIATED AS SOON AS PRACTICABLE AND PRIOR TO SOIL DISTURBING ACTIVITIES USLOPE.
17. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED SHALL BE TEMPORARILY SEEDED, WITHIN 14 DAYS OF INACTIVITY. SEEDING SHALL BE IN ACCORDANCE WITH MN/DOT SEED MIXTURE NUMBER 21-111 OR 21-112 DEPENDING ON THE SEASON OF PLANTING (SEE MN/DOT SPECIFICATION SECTION 2575.3) SEEDING METHOD AND APPLICATION RATE SHALL CONFORM TO MN/DOT SPECIFICATION SECTION 2575.3. TEMPORARY MULCH SHALL BE APPLIED IN ACCORDANCE WITH MN/DOT SPECIFICATION SECTION 2575.3F1 AND 2575.3G. ALTERNATIVELY, HYDRAULIC SOIL STABILIZER IN ACCORDANCE WITH MN/DOT SPECIFICATION SECTION 2575.3H MAY BE USED IN PLACE OF TEMPORARY MULCH.
18. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED. THESE AREAS SHALL BE STABILIZED IN ACCORDANCE WITH THE TIME TABLE DESCRIBED ABOVE. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN FOR VEGETATIVE COVER.
19. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT FROM CONVEYANCES & FROM TEMPORARY SEDIMENTATION BASINS THAT ARE TO BE USED AS PERMANENT WATER QUALITY MANAGEMENT BASINS. SEDIMENT MUST BE STABILIZED TO PREVENT IT FROM BEING WASHED BACK INTO THE BASIN, CONVEYANCES, OR DRAINAGEWAYS DISCHARGING OFF-SITE OR TO SURFACE WATERS. THE CLEANOUT OF PERMANENT BASINS MUST BE SUFFICIENT TO RETURN THE BASIN TO DESIGN CAPACITY.
20. ON-SITE & OFF-SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BMP'S. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
21. TEMPORARY SOIL STOCKPILES MUST HAVE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS & CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB & GUTTER SYSTEMS OR CONDUITS & DITCHES.
22. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
23. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, CHECK DAMS, INLET PROTECTION DEVICES, ETC.) TO PREVENT EROSION.
24. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

MAINTENANCE NOTES

ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. THE DESIGNATED CONTACT PERSON NOTED ON THIS PLAN MUST ROUTINELY INSPECT THE CONSTRUCTION ON SITE ONCE EVERY SEVEN DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. ALL SILT FENCES MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/2 OF THE HEIGHT OF THE FENCE. THESE REPAIRS MUST BE MADE WITHIN 24 HOURS OF DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
2. TEMPORARY AND PERMANENT SEDIMENTATION BASINS MUST BE DRAINED AND THE SEDIMENT REMOVED WHEN THE DEPTH OF SEDIMENT COLLECTED IN THE BASIN REACHES 1/2 THE STORAGE VOLUME. DRAINAGE AND REMOVAL MUST BE COMPLETED WITHIN 72 HOURS OF DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS (SEE PART 10.1-10.5 OF THE GENERAL PERMIT).
3. SURFACE WATERS, INCLUDING DRAINAGE DITCHES AND CONVEYANCE SYSTEMS, MUST BE INSPECTED FOR EVIDENCE OF SEDIMENT BEING DEPOSITED BY EROSION. CONTRACTOR MUST REMOVE ALL DELTAS AND SEDIMENT DEPOSITED IN SURFACE WATERS, INCLUDING DRAINAGE WAYS, CATCH BASINS, AND OTHER DRAINAGE SYSTEMS, AND RESTABILIZE THE AREAS WHERE SEDIMENT REMOVAL RESULTS IN EXPOSED SOIL. THE REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN SEVEN (7) DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS. CONTRACTOR SHALL USE ALL REASONABLE EFFORTS TO OBTAIN ACCESS. IF PRECLUDED, REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN SEVEN (7) CALENDAR DAYS OF OBTAINING ACCESS. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL LOCAL, REGIONAL, STATE AND FEDERAL AUTHORITIES AND RECEIVING ANY APPLICABLE PERMITS, PRIOR TO CONDUCTING ANY WORK.
4. CONSTRUCTION SITE VEHICLE EXIT LOCATIONS MUST BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING ONTO PAVED SURFACES. TRACKED SEDIMENT MUST BE REMOVED FROM ALL OFF-SITE PAVED SURFACES, WITHIN 24 HOURS OF DISCOVERY, OR IF APPLICABLE, WITHIN A SHORTER TIME TO COMPLY WITH PART 9.11-9.12 OF THE GENERAL PERMIT.
5. CONTRACTOR IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF TEMPORARY AND PERMANENT WATER QUALITY MANAGEMENT BMPs, AS WELL AS ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPs, FOR THE DURATION OF THE CONSTRUCTION WORK AT THE SITE. THE PERMITTEE(S) ARE RESPONSIBLE UNTIL ANOTHER PERMITTEE HAS ASSUMED CONTROL (ACCORDING TO PART 3.1 TO 3.8 OF THE MPCA GENERAL PERMIT) OVER ALL AREAS OF THE SITE THAT HAVE NOT BEEN FINALLY STABILIZED OR THE SITE HAS UNDERGONE FINAL STABILIZATION, AND A (N.O.T.) HAS BEEN SUBMITTED TO THE MPCA.
6. IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, OFF-SITE ACCUMULATIONS OF SEDIMENT MUST BE REMOVED IN A MANNER AND AT A FREQUENCY SUFFICIENT TO MINIMIZE OFF-SITE IMPACTS (E.G., FUGITIVE SEDIMENT IN STREETS COULD BE WASHED INTO STORM SEWERS BY THE NEXT RAIN AND/OR POSE A SAFETY HAZARD TO USERS OF PUBLIC STREETS).
7. ALL INFILTRATION AREAS MUST BE INSPECTED TO ENSURE THAT NO SEDIMENT FROM ONGOING CONSTRUCTION ACTIVITIES IS REACHING THE INFILTRATION AREA AND THESE AREAS ARE PROTECTED FROM COMPACTION DUE TO CONSTRUCTION EQUIPMENT DRIVING ACROSS THE INFILTRATION AREA.

DEVELOPER/OWNER: CP WEST LLC 5402 PARKDALE DRIVE, SUITE 105 ST. LOUIS PARK, MN 55416 952-224-2500
SITE OPERATOR / GENERAL CONTRACTOR [TO BE DETERMINED]
SUPERINTENDENT: [TO BE DETERMINED]

NO	DATE	BY	CKD	APPR	COMMENT
	07/07/2024	TPK	JDB	JDB	SITE PLAN APPLICATION
	11/14/2024	TPK	JDB	JDB	SITE PLAN RESUBMITTAL

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Print Name: JOSEPH D. BAILEY

Date: License #: 58645

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CONSTRUCTION DOCUMENTS

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CHECKED BY
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PROJECT NO.
51493



EROSION CONTROL NOTES

CP WEST, LLC
NORTHDALE BOULEVARD INDUSTRIAL
PRELIMINARY DEVELOPMENT PLANS
ROGERS, MINNESOTA

SHEET
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	STANDARD SILT FENCE	Standard Details	
		Issue	SEPTEMBER, 2020
		Revised	EROS-1

	EROSION CONTROL BLANKET INSTALLATION	Standard Details	
		Issue	SEPTEMBER, 2020
		Revised	EROS-5

NOTE:
TYPE V FILTER FABRIC SHALL BE PLACED UNDER ROCK TO STOP MUD MIGRATION THROUGH MATERIAL. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OF FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
WHERE RUNOFF CONTAINING SEDIMENT LADEN WATER IS LEAVING THE SITE VIA THE CONSTRUCTION ENTRANCE, OTHER MEASURES SHALL BE IMPLEMENTED TO DIVERT RUNOFF THROUGH AN APPROVED FILTERING SYSTEM.
IN AREAS WITH CONCRETE WALK THERE SHALL BE 6" OF SAND PLACED OVERTOP THE SIDEWALK PRIOR TO PLACEMENT OF THE 3" WASHED ROCK.

	CONSTRUCTION ROCK ENTRANCE	Standard Details	
		Issue	SEPTEMBER, 2020
		Revised	EROS-10

NOTE:
ALL SLOPES WITH A GRADE EQUAL TO OR STEEPER THAN 3:1 REQUIRE SLOPE TRACKING.
SLOPES WITH A GRADE MORE GRADUAL THAN 3:1 REQUIRE SLOPE TRACKING IF THE STABILIZATION METHOD IS EROSION CONTROL BLANKET OR HYDROMULCH.

	SLOPE TRACKING	Standard Details	
		Issue	SEPTEMBER, 2020
		Revised	EROS-12

NOTES:
BOULEVARD CUTTING IS REQUIRED ON ALL CONSTRUCTION JOBS IN THE CITY OF ROGERS WHERE THE CONTRACTOR WILL BE DISTURBING THE EXISTING TERRAIN AND MORE THEN 3 DAYS UNTIL FINAL STABILIZATION.
CONTRACTOR IS RESPONSIBLE FOR CLEANING OUT ANY SEDIMENT FROM THE BOULEVARD CUT AREA, THIS MAY RESULT IN MULTIPLE CLEANOUTS AS DIRECTED BY THE ENGINEER.

	BOULEVARD CUT	Standard Details	
		Issue	SEPTEMBER, 2020
		Revised	EROS-14

1. ATTACH THE WOVEN WIRE FENCE TO EACH POST AND THE GEOTEXTILE TO THE WOVEN WIRE FENCE (SPACED EVERY 30") WITH THREE WIRE TIES OR OTHER FASTENERS, ALL SPACED WITHIN THE TOP 8" OF THE FABRIC. ATTACH EACH TIE DIAGONALLY 45 DEGREES THROUGH THE FABRIC, WITH EACH PUNCTURE AT LEAST 1" VERTICALLY APART.
2. WHEN TWO SECTIONS OF SILT FENCE MATERIAL ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED ACROSS TWO POSTS.
3. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE SWPPP. DEPTH OF ACCUMULATED SEDIMENTS MAY NOT EXCEED ONE-HALF THE HEIGHT OF THE FABRIC. MAINTENANCE CLEANOUT MUST BE CONDUCTED REGULARLY TO PREVENT ACCUMULATED SEDIMENTS FROM REACHING ONE-HALF THE HEIGHT OF THE SILT FENCE MATERIAL ABOVE GRADE.
4. ALL SILT FENCE INLETS SHALL INCLUDE WIRE SUPPORT.

	SILT FENCE INLET PROTECTION	Standard Details	
		Issue	SEPTEMBER, 2020
		Revised	EROS-15

WIMCO ROAD DRAIN OR APPROVED EQUAL

MANUFACTURED BY ROYAL ENVIRONMENTAL SYSTEMS

	INFRA SAFE - 2'X3' DEBRIS COLLECTION DEVICE	Standard Details	
		Issue	SEPTEMBER, 2020
		Revised	EROS-17

24.15 (LWIS TECH) | EMILY CASTANIAS, PE (MN) | 11/14/2024 4:02:01 PM
C:\PROJECTS\15493 CAD\SHEETS\15493-C5-01-EROS.DWG C5-04 EROSION CONTROL DETAILS

NO	DATE	BY	CKD	APPR	COMMENT
07/07/2024	TPK	JDB	JDB		SITE PLAN APPLICATION
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Print Name: JOSEPH D. BAILEY

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EROSION CONTROL DETAILS

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NORTHDALE BOULEVARD INDUSTRIAL
PRELIMINARY DEVELOPMENT PLANS
ROGERS, MINNESOTA

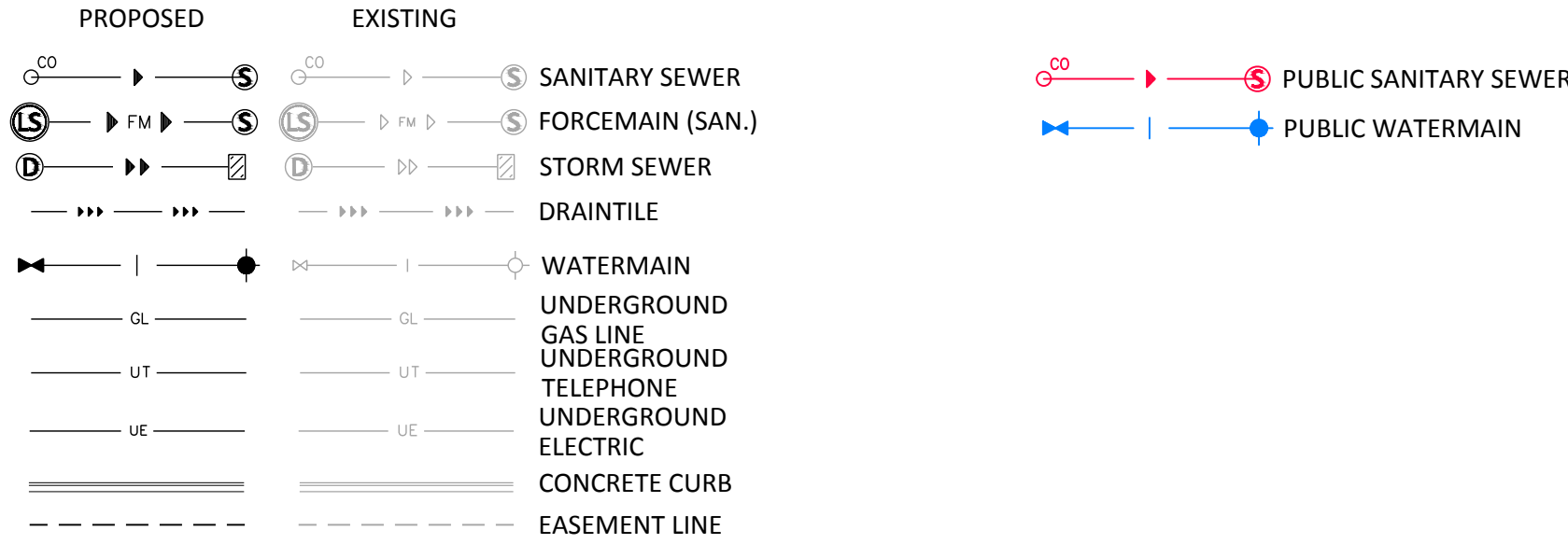
SHEET
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REV.

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IF THE CONTRACTOR ENCOUNTERS ANY DRAIN TILE WITHIN THE SITE, HE OR SHE SHALL NOTIFY THE ENGINEER WITH THE LOCATION, SIZE, INVERT AND IF THE TILE LINE IS ACTIVE. NO DRAIN TILE SHALL BE BACKFILLED WITHOUT APPROVAL FROM THE PROJECT ENGINEER.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

LEGEND



NOTE: TO MAINTAIN SANITARY SEWER DEPTHS AND AVOID ADDITIONAL SANITARY LIFT STATION AND FORCEMAIN, SANITARY SEWER WILL NEED TO BE PLACED IN PUBLIC DRAINAGE AND UTILITY EASEMENT PER CITY STANDARDS; OWNED AND MAINTAINED BY THE CITY OF ROGERS.

UTILITY CONSTRUCTION NOTES

- THE UTILITY IMPROVEMENTS FOR THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "STANDARD UTILITIES SPECIFICATIONS" AS PUBLISHED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), EXCEPT AS MODIFIED HEREIN. CONTRACTOR SHALL OBTAIN A COPY OF THESE SPECIFICATIONS.
 - ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS, INCLUDING BUT NOT LIMITED TO CITY, DEPARTMENT OF LABOR AND INDUSTRY AND MINNESOTA DEPARTMENT OF HEALTH REQUIREMENTS.
 - CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP WATERMAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE THE LIABILITY OF CONTRACTOR.
 - A MINIMUM VERTICAL SEPARATION OF 18 INCHES, AND HORIZONTAL SEPARATION OF 10-FEET, BETWEEN OUTSIDE PIPE AND/OR STRUCTURE WALLS, IS REQUIRED AT ALL WATERMAIN AND SEWER MAIN (STORM AND SANITARY) CROSSINGS.
- ALL MATERIALS SHALL BE AS SPECIFIED IN CEAM SPECIFICATIONS EXCEPT AS MODIFIED HEREIN.
 - ALL MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY.
 - ALL SANITARY SEWER TO BE PVC SDR-35, UNLESS NOTED OTHERWISE.
 - ALL SANITARY SEWER SERVICES TO BUILDING SHALL BE CONSTRUCTED OF MATERIALS APPROVED FOR USE WITHIN A BUILDING (SEE TABLE 701.2 OF 2020 MN PLUMBING CODE).
 - ALL SANITARY SEWER WITHIN 10 FEET OF, CROSSING ABOVE, OR WITHIN 12-INCHES BELOW, A POTABLE WATER LINE SHALL BE CONSTRUCTED OF MATERIALS APPROVED FOR USE WITHIN A BUILDING (SEE TABLE 701.2 OF 2020 MN PLUMBING CODE).
 - ALL WATERMAIN TO BE PVC C-900, UNLESS NOTED OTHERWISE.
 - ALL WATERMAIN TO HAVE 7.5-FEET OF COVER OVER TOP OF WATERMAIN.
 - PROVIDE THRUST BLOCKING AND MECHANICAL JOINT RESTRAINTS ON ALL WATERMAIN JOINTS PER CITY STANDARDS.
 - WHERE A SEWER LINE CROSSES A WATER SERVICE, THE WATER SERVICE SHALL NOT CONTAIN ANY JOINTS OR CONNECTIONS WITHIN 10 FEET OF THE CROSSING.
 - ALL STORM SEWER PIPE TO BE SMOOTH INTERIOR DUAL WALL HDPE PIPE WITH WATERTIGHT GASKETS, UNLESS NOTED OTHERWISE.
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- ALL AREAS OUTSIDE THE PROPERTY BOUNDARIES THAT ARE DISTURBED BY UTILITY CONSTRUCTION SHALL BE RESTORED IN KIND. SODDED AREAS SHALL BE RESTORED WITH 6 INCHES OF TOPSOIL PLACED BENEATH THE SOD.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
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ADDRESS:

PHONE:

DATED:

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- THE UTILITY DESIGN DOES NOT INCLUDE WATERMAIN ELEVATIONS. THE CONTRACTOR SHALL INSTALL WATERMAIN AT DEPTHS REQUIRED BY APPLICABLE AGENCIES AND SHALL DETERMINE LOCATIONS OF CONFLICTS WITH OTHER UTILITIES AND INCLUDE THE REQUIRED EFFORTS TO AVOID CONFLICTS (BENDS, MATERIAL CHANGES, ETC.) IN THEIR BIDS.
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NORTH

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SCALE IN FEET

NO	DATE	BY	CKD	APPR	COMMENT
	07/07/2024	TPK	JDB	JDB	SITE PLAN APPLICATION
	11/14/2024	TPK	JDB	JDB	SITE PLAN RESUBMITTAL

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Print Name: JOSEPH D. BAILEY

Date License # 58645

PRELIMINARY
08/07/2024
DESIGN REVIEW

PERMIT SUBMITTAL

CONSTRUCTION DOCUMENTS

DRAWN BY
TPK
DESIGNED BY
JDB
CHECKED BY
JDB
PROJECT NO.
51493



UTILITY PLAN (OVERALL)

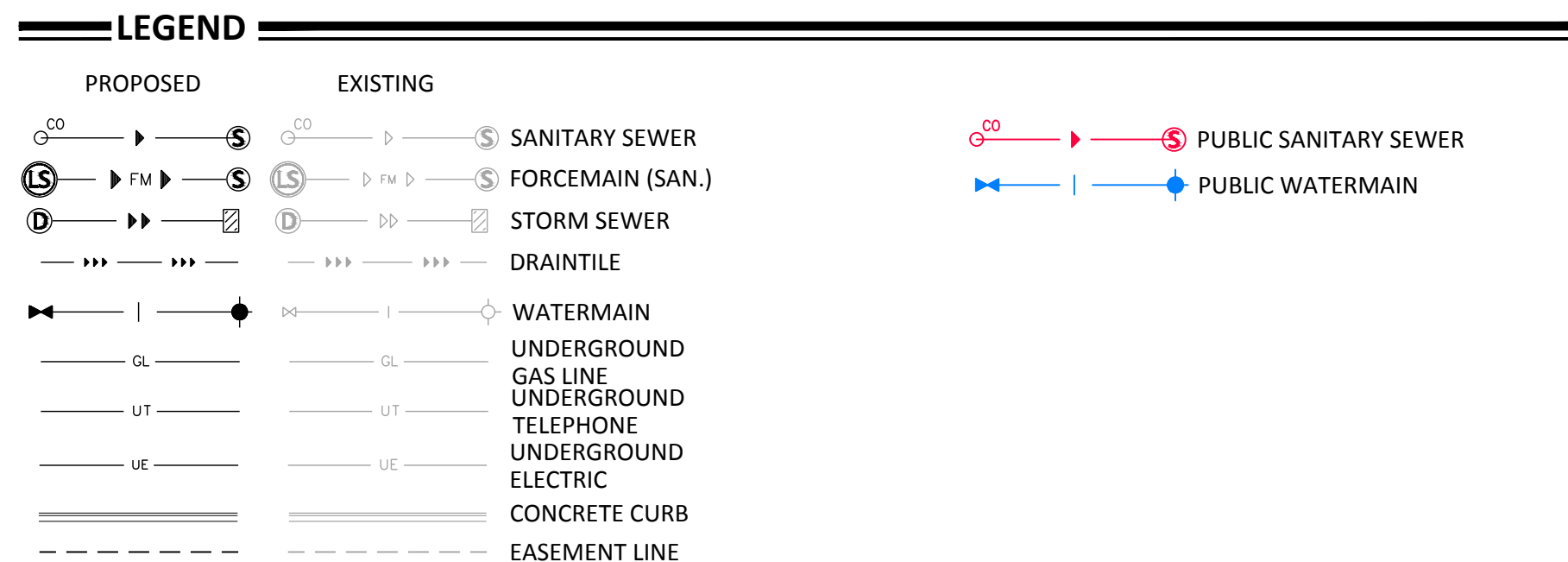
CP WEST, LLC
NORTHDALE BOULEVARD INDUSTRIAL
PRELIMINARY DEVELOPMENT PLANS
ROGERS, MINNESOTA

SHEET

C6.01
14 OF 33
REV.

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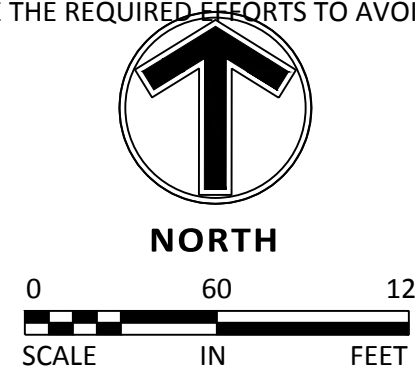
IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



NOTE: TO MAINTAIN SANITARY SEWER DEPTHS AND AVOID ADDITIONAL SANITARY LIFT STATION AND FORCEMAIN, SANITARY SEWER WILL NEED TO BE PLACED IN PUBLIC DRAINAGE AND UTILITY EASEMENT PER CITY STANDARDS; OWNED AND MAINTAINED BY THE CITY OF ROGERS.

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 - c. A MINIMUM VERTICAL SEPARATION OF 18 INCHES, AND HORIZONTAL SEPARATION OF 10- FEET, BETWEEN OUTSIDE PIPE AND/OR STRUCTURAL WALLS, IS REQUIRED AT ALL WATERMAIN AND SEWER MAIN (STORM AND SANITARY) CROSSINGS.
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- a. ALL MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY.
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 - i. ALL SANITARY SEWER SERVICES TO BUILDING SHALL BE CONSTRUCTED OF MATERIALS APPROVED FOR USE WITHIN A BUILDING (SEE TABLE 701.2 OF 2020 MN PLUMBING CODE).
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- PHONE:
- DATED:
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13. CONTRACTOR SHALL PROVIDE RECORD PLANS AS REQUIRED BY PERMITTING AGENCIES.
- 

[illegible]

hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Print Name: JOSEPH D. BAILEY

Date License # 58645

PRELIMINARY
08/07/2024
DESIGN REVIEW
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

DRAWN BY TPK
DESIGNED BY JDB
CHECKED BY JDB
PROJECT NO. 51493



UTILITY PLAN (NORTH)

CP WEST, LLC
NORTHDALE BOULEVARD INDUSTRIAL
PRELIMINARY DEVELOPMENT PLANS
ROGERS, MINNESOTA

SHEET
C6.02
15 OF 33
REV.

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

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IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

MATCH-LINE

MATCH-LINE

BLOCK 1
LOT 2

PROPOSED
INDUSTRIAL
BUILDING A
234,000 S.F.
FFE = 889.25

BLOCK 1
LOT 1

PROPOSED
INDUSTRIAL
BUILDING B
208,000 S.F.
FFE = 886.25

EXTERIOR STORAGE
96,240 SF

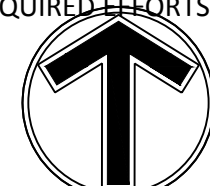
LEGEND

PROPOSED	EXISTING	
		SANITARY SEWER
		FORCEMAIN (SAN.)
		STORM SEWER
		DRAINTILE
		WATERMAIN
		UNDERGROUND GAS LINE
		UNDERGROUND TELEPHONE
		UNDERGROUND ELECTRIC
		CONCRETE CURB
		EASEMENT LINE

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NORTH

0 60 120
SCALE IN FEET

NO	DATE	BY	CKD	APPR	COMMENT
	07/07/2024	TPK	JDB	JDB	SITE PLAN APPLICATION
	11/14/2024	TPK	JDB	JDB	SITE PLAN RESUBMITTAL

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Print Name: JOSEPH D. BAILEY

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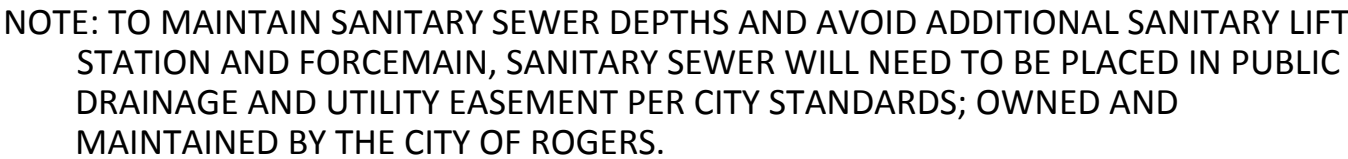
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UTILITY PLAN (SOUTH)
CP WEST, LLC
NORTHDALE BOULEVARD INDUSTRIAL
PRELIMINARY DEVELOPMENT PLANS
ROGERS, MINNESOTA

SHEET
C6.03
16 OF 33
REV.

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C7.01
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Date _____ License # 58645

DRAWN BY TPK
DESIGNED BY JDB
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PROJECT NO. 51493

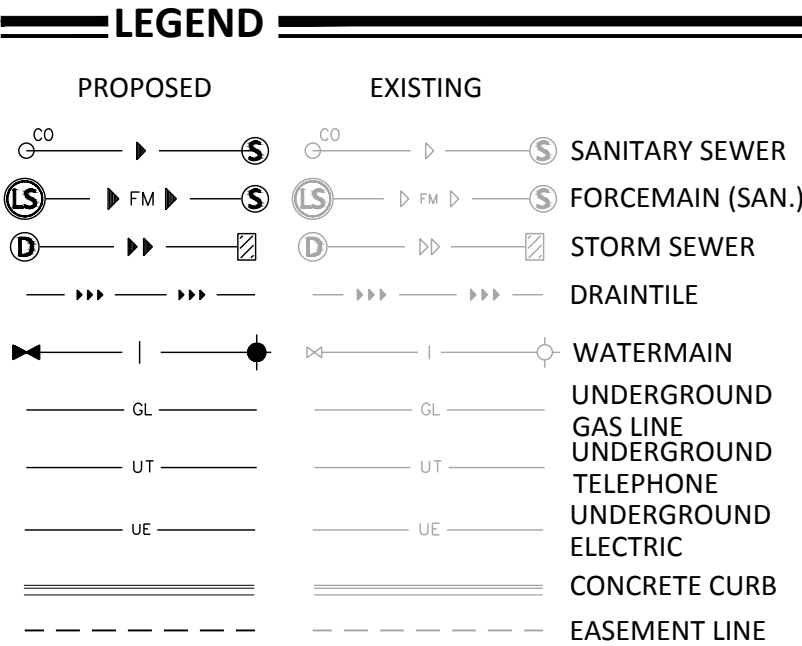
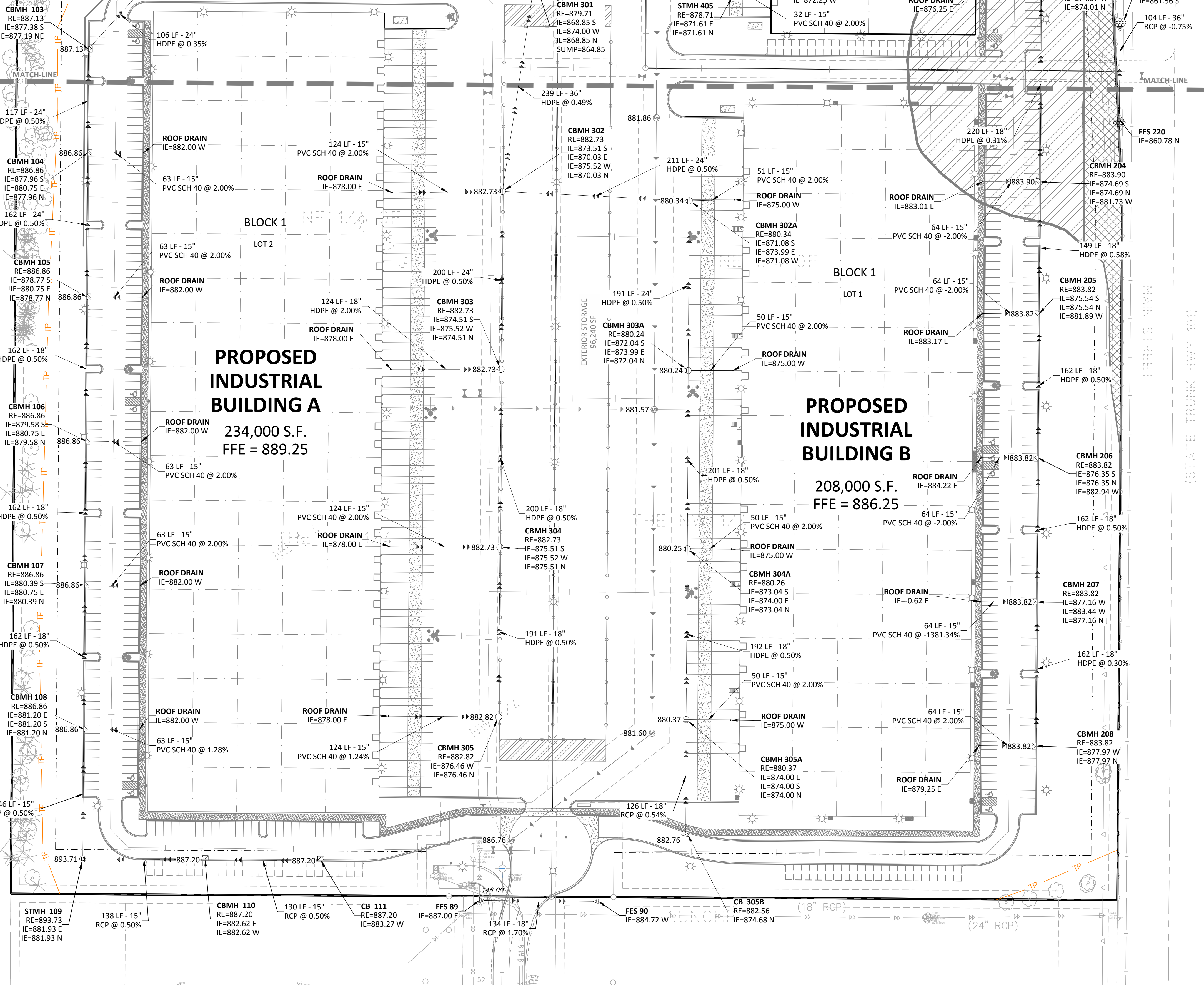


CP WEST, LLC
NORTHDAL E BOULEVARD INDUSTRIAL
PRELIMINARY DEVELOPMENT PLANS
ROGERS, MINNESOTA

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IF THE CONTRACTOR ENCOUNTERS ANY DRAIN TILE WITHIN THE SITE, HE OR SHE SHALL NOTIFY THE ENGINEER WITH THE LOCATION, SIZE, INVERT AND IF THE TILE LINE IS ACTIVE. NO DRAIN TILE SHALL BE BACKFILLED WITHOUT APPROVAL FROM THE PROJECT ENGINEER.

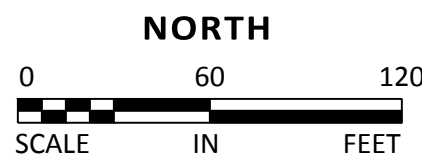
IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



NOTE: TO MAINTAIN SANITARY SEWER DEPTHS AND AVOID ADDITIONAL SANITARY LIFT STATION AND FORCEMAIN, SANITARY SEWER WILL NEED TO BE PLACED IN PUBLIC DRAINAGE AND UTILITY EASEMENT PER CITY STANDARDS; OWNED AND MAINTAINED BY THE CITY OF ROGERS.

UTILITY CONSTRUCTION NOTES

- THE UTILITY IMPROVEMENTS FOR THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "STANDARD UTILITIES SPECIFICATIONS" AS PUBLISHED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), EXCEPT AS MODIFIED HEREIN. CONTRACTOR SHALL OBTAIN A COPY OF THESE SPECIFICATIONS.
 - ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS, INCLUDING BUT NOT LIMITED TO CITY, DEPARTMENT OF LABOR AND INDUSTRY AND MINNESOTA DEPARTMENT OF HEALTH REQUIREMENTS.
 - CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP WATERMAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE THE LIABILITY OF CONTRACTOR.
 - A MINIMUM VERTICAL SEPARATION OF 18 INCHES, AND HORIZONTAL SEPARATION OF 10-FEET, BETWEEN OUTSIDE PIPE AND/OR STRUCTURE WALLS, IS REQUIRED AT ALL WATERMAIN AND SEWER MAIN (STORM AND SANITARY) CROSSINGS.
 - ALL MATERIALS SHALL BE AS SPECIFIED IN CEAM SPECIFICATIONS EXCEPT AS MODIFIED HEREIN.
 - ALL MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY.
 - ALL SANITARY SEWER TO BE PVC SDR-35, UNLESS NOTED OTHERWISE.
 - ALL SANITARY SEWER SERVICES TO BUILDING SHALL BE CONSTRUCTED OF MATERIALS APPROVED FOR USE WITHIN A BUILDING (SEE TABLE 701.2 OF 2020 MN PLUMBING CODE).
 - ALL SANITARY SEWER WITHIN 10 FEET OF, CROSSING ABOVE, OR WITHIN 12-INCHES BELOW, A POTABLE WATER LINE SHALL BE CONSTRUCTED OF MATERIALS APPROVED FOR USE WITHIN A BUILDING (SEE TABLE 701.2 OF 2020 MN PLUMBING CODE).
 - ALL WATERMAIN TO BE DUCTILE IRON - CLASS 52, OR PVC C-900, UNLESS NOTED OTHERWISE.
 - ALL WATERMAIN TO HAVE 7.5-FEET OF COVER OVER TOP OF WATERMAIN.
 - PROVIDE THRUST BLOCKING AND MECHANICAL JOINT RESTRAINTS ON ALL WATERMAIN JOINTS PER CITY STANDARDS.
 - WHERE A SEWER LINE CROSSES A WATER SERVICE, THE WATER SERVICE SHALL NOT CONTAIN ANY JOINTS OR CONNECTIONS WITHIN 10 FEET OF THE CROSSING.
 - ALL STORM SEWER PIPE TO BE SMOOTH INTERIOR DUAL WALL HDPE PIPE WITH WATERTIGHT GASKETS, UNLESS NOTED OTHERWISE.
 - ALL STORM SEWER CROSSING ABOVE, OR WITHIN 12-INCHES BELOW, A POTABLE WATER LINE SHALL BE CONSTRUCTED OF MATERIALS APPROVED FOR USE WITHIN A BUILDING (SEE TABLE 701.2 OF 2020 MN PLUMBING CODE).
 - ALL STORM SEWER PIPE FOR ROOF DRAIN SERVICES TO THE BUILDING, OR WITHIN 10' OF A BUILDING, SHALL BE CONSTRUCTED OF MATERIALS APPROVED FOR USE WITHIN A BUILDING (SEE TABLE 701.2 OF 2020 MN PLUMBING CODE).
 - RIP RAP SHALL BE Mn/DOT CLASS 3.
- COORDINATE ALL BUILDING SERVICE CONNECTION LOCATIONS AND INVERT ELEVATIONS WITH MECHANICAL CONTRACTOR PRIOR TO CONSTRUCTION.
 - ALL BUILDING SERVICE CONNECTIONS (STORM, SANITARY, WATER) WITH FIVE FEET OR LESS COVER ARE TO BE INSULATED FROM BUILDING TO POINT WHERE 5-FEET OF COVER IS ACHIEVED.
 - CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
 - SAFETY NOTICE TO CONTRACTORS: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.
 - ALL AREAS OUTSIDE THE PROPERTY BOUNDARIES THAT ARE DISTURBED BY UTILITY CONSTRUCTION SHALL BE RESTORED IN KIND. SODDED AREAS SHALL BE RESTORED WITH 6 INCHES OF TOPSOIL PLACED BENEATH THE SOD.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
 - ALL SOILS TESTING SHALL BE COMPLETED BY AN INDEPENDENT SOILS ENGINEER. EXCAVATION FOR THE PURPOSE OF REMOVING UNSTABLE OR UNSUITABLE SOILS SHALL BE COMPLETED AS REQUIRED BY THE SOILS ENGINEER. THE UTILITY BACKFILL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE SOILS ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOILS TESTS AND SOIL INSPECTIONS WITH THE SOILS ENGINEER. A GEOTECHNICAL ENGINEERING REPORT HAS BEEN COMPLETED BY COMPANY:
ADDRESS:
PHONE:
DATED:
CONTRACTOR SHALL OBTAIN A COPY OF THIS SOILS REPORT.
 - CONTRACTOR SHALL SUBMIT 2 COPIES OF SHOP DRAWINGS FOR MANHOLE AND CATCH BASIN STRUCTURES TO _____, CONTRACTOR SHALL ALLOW 5 WORKING DAYS FOR SHOP DRAWING REVIEW.
 - CONTRACTOR AND MATERIAL SUPPLIER SHALL DETERMINE THE MINIMUM DIAMETER REQUIRED FOR EACH STORM SEWER STRUCTURE.
 - THE UTILITY DESIGN DOES NOT INCLUDE WATERMAIN ELEVATIONS. THE CONTRACTOR SHALL INSTALL WATERMAIN AT DEPTHS REQUIRED BY APPLICABLE AGENCIES AND SHALL DETERMINE LOCATIONS OF CONFLICTS WITH OTHER UTILITIES AND INCLUDE THE REQUIRED EFFORTS TO AVOID CONFLICTS (BENDS, MATERIAL CHANGES, ETC.) IN THEIR BIDS.
 - CONTRACTOR SHALL PROVIDE RECORD PLANS AS REQUIRED BY PERMITTING AGENCIES.



NO	DATE	BY	CKD	APPR	COMMENT
	07/07/2024	TPK	JDB	JDB	SITE PLAN APPLICATION
	11/14/2024	TPK	JDB	JDB	SITE PLAN RESUBMITTAL

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Print Name: JOSEPH D. BAILEY

Date: License #: 58645

PRELIMINARY
08/07/2024
DESIGN REVIEW

PERMIT SUBMITTAL

CONSTRUCTION DOCUMENTS

DRAWN BY
TPK

DESIGNED BY
JDB

CHECKED BY
JDB

PROJECT NO.
51493

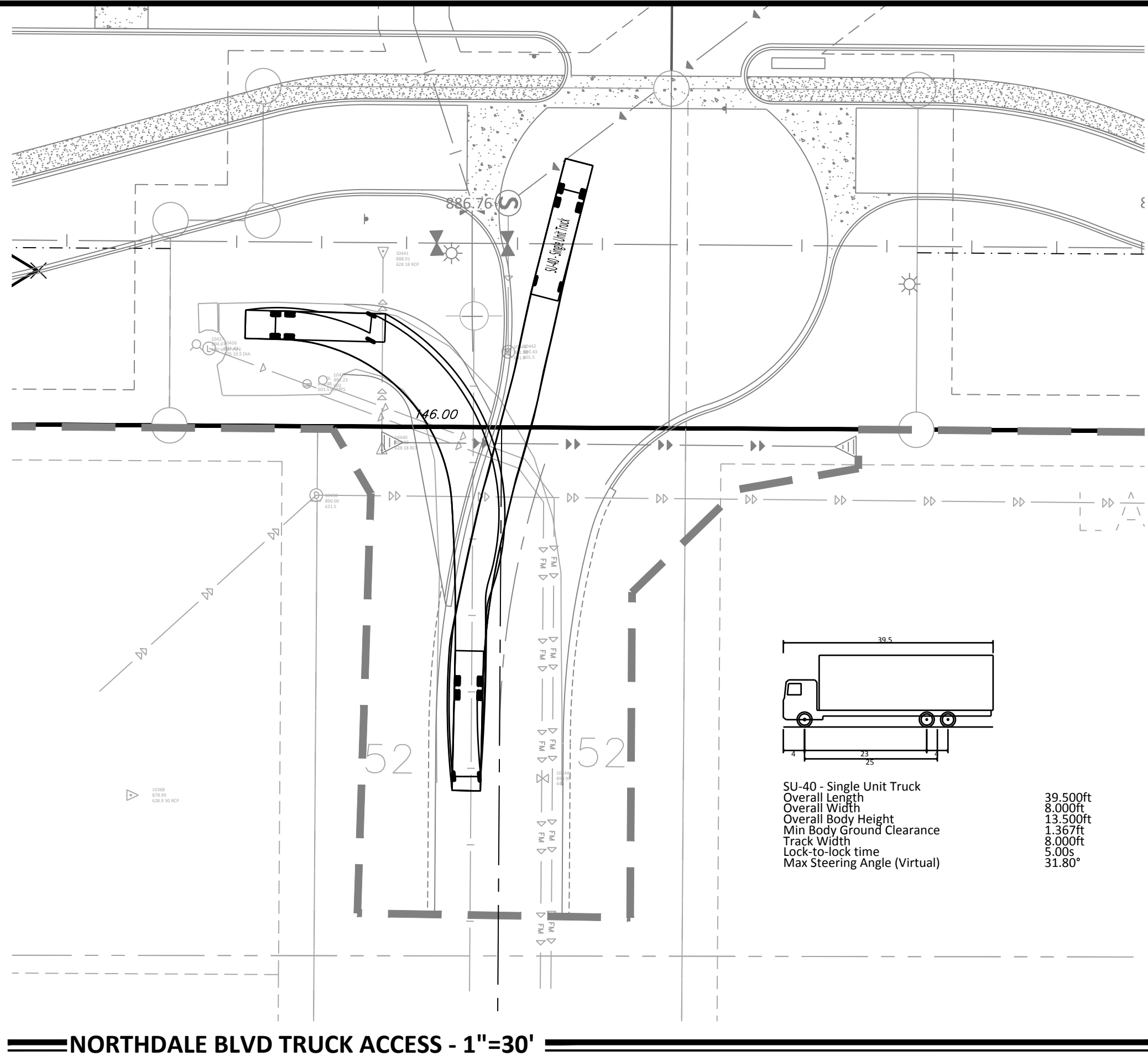
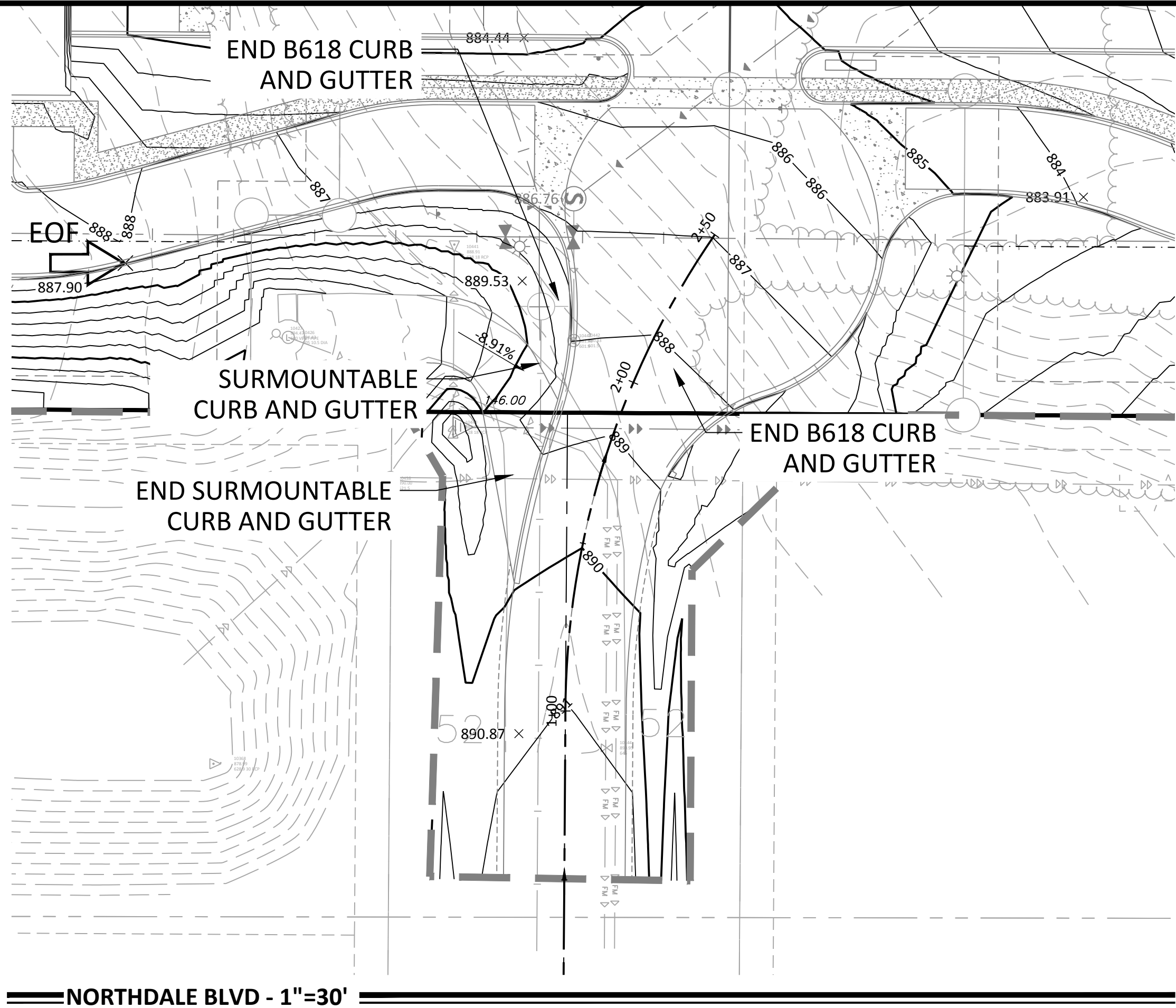


STORM SEWER PLAN (SOUTH)

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PRELIMINARY DEVELOPMENT PLANS
ROGERS, MINNESOTA

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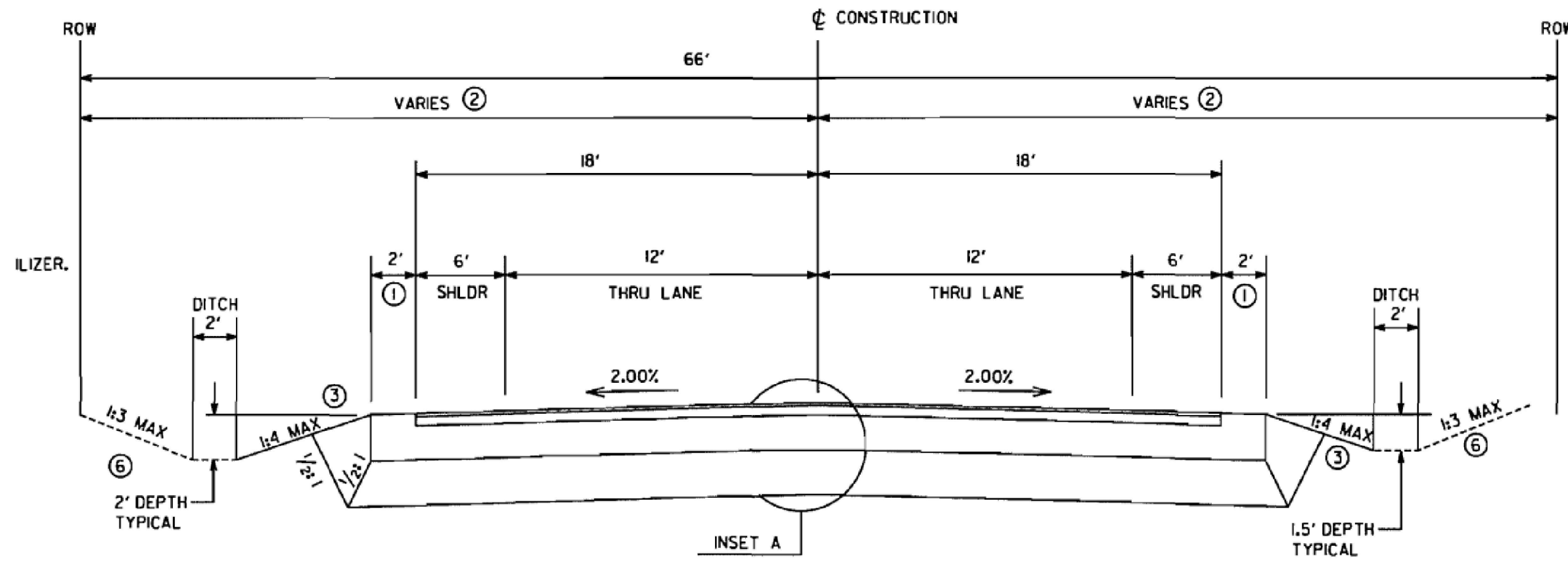
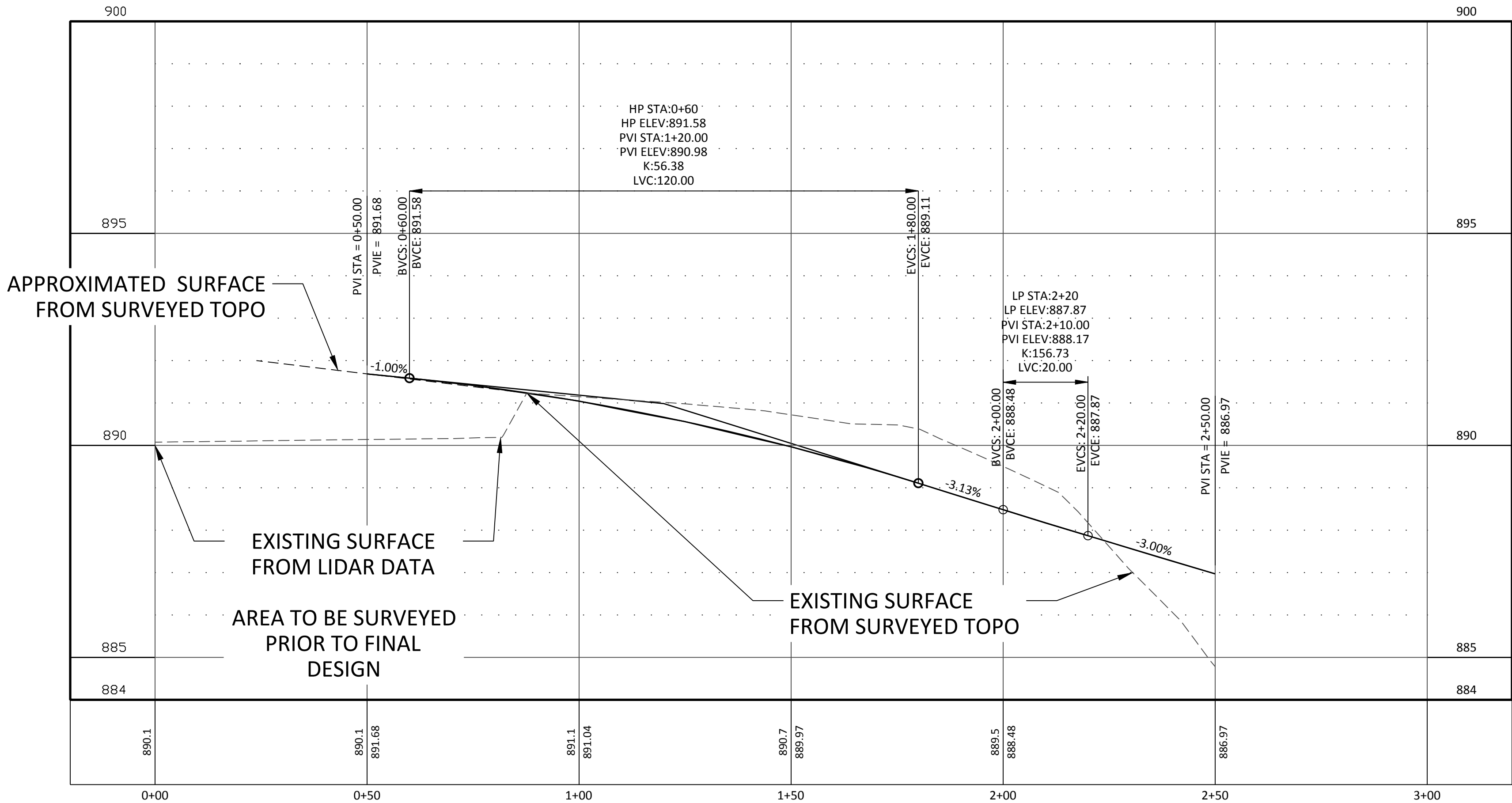


LEGEND			
PROPOSED	EXISTING	BOUNDARY LINE	
		CONCRETE CURB	CONCRETE PAVING
		STORM SEWER	CONCRETE SIDEWALK
		DRAINTILE	PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)
		BUILDING LINE	
		RETAINING WALL	
		CONTOUR	
		WETLAND	
		TREE LINE	
		SPOT ELEVATIONS	
		RIPRAP	
		OVERFLOW ELEV.	
		SOIL BORING	

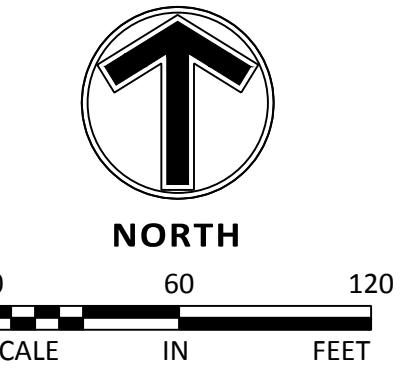
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Northdale Blvd



TYPICAL SECTION
NORTHDALE BOULEVARD & JAMES ROAD N.



NO	DATE	BY	CKD	APPR	COMMENT
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NORTHDALE BLVD

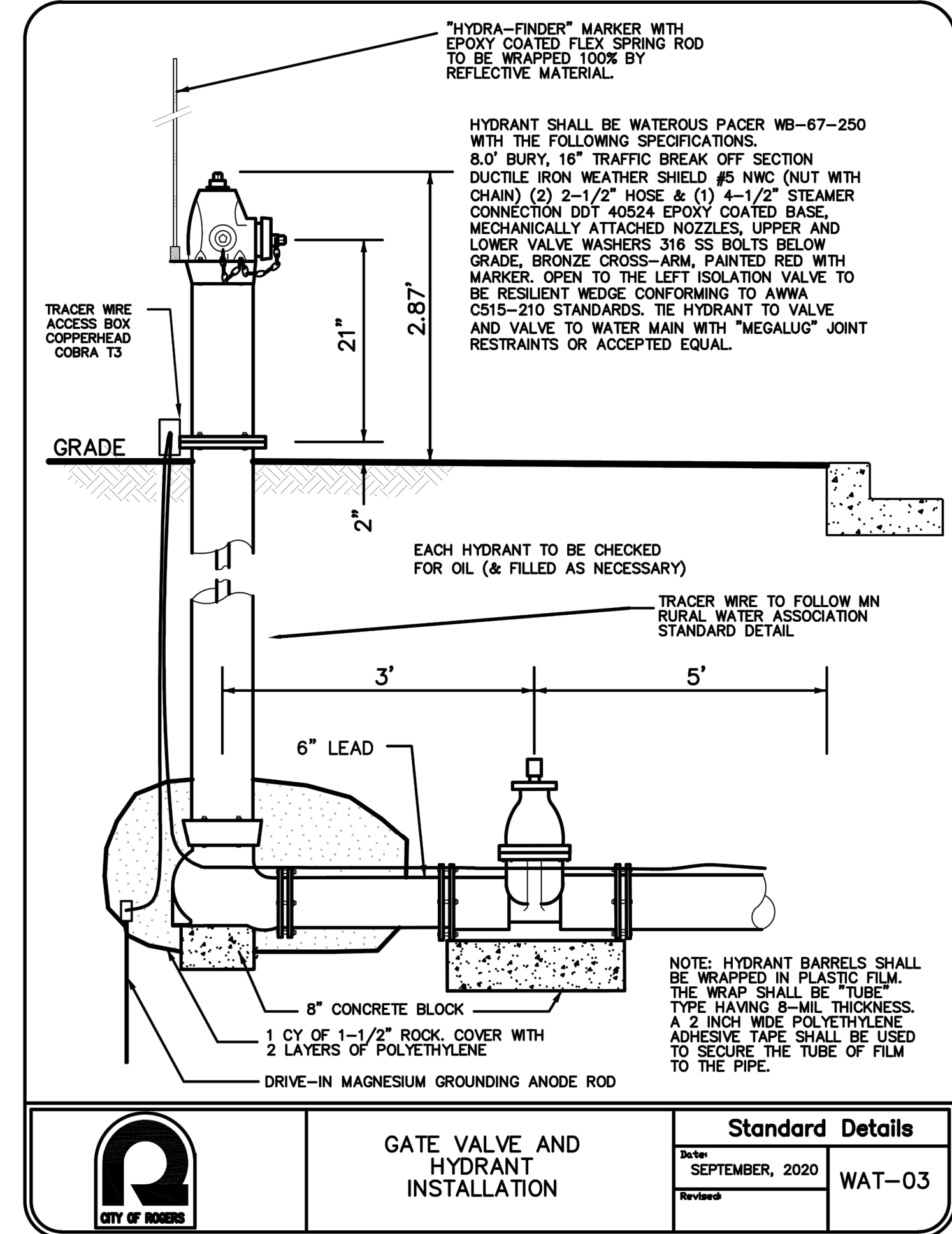
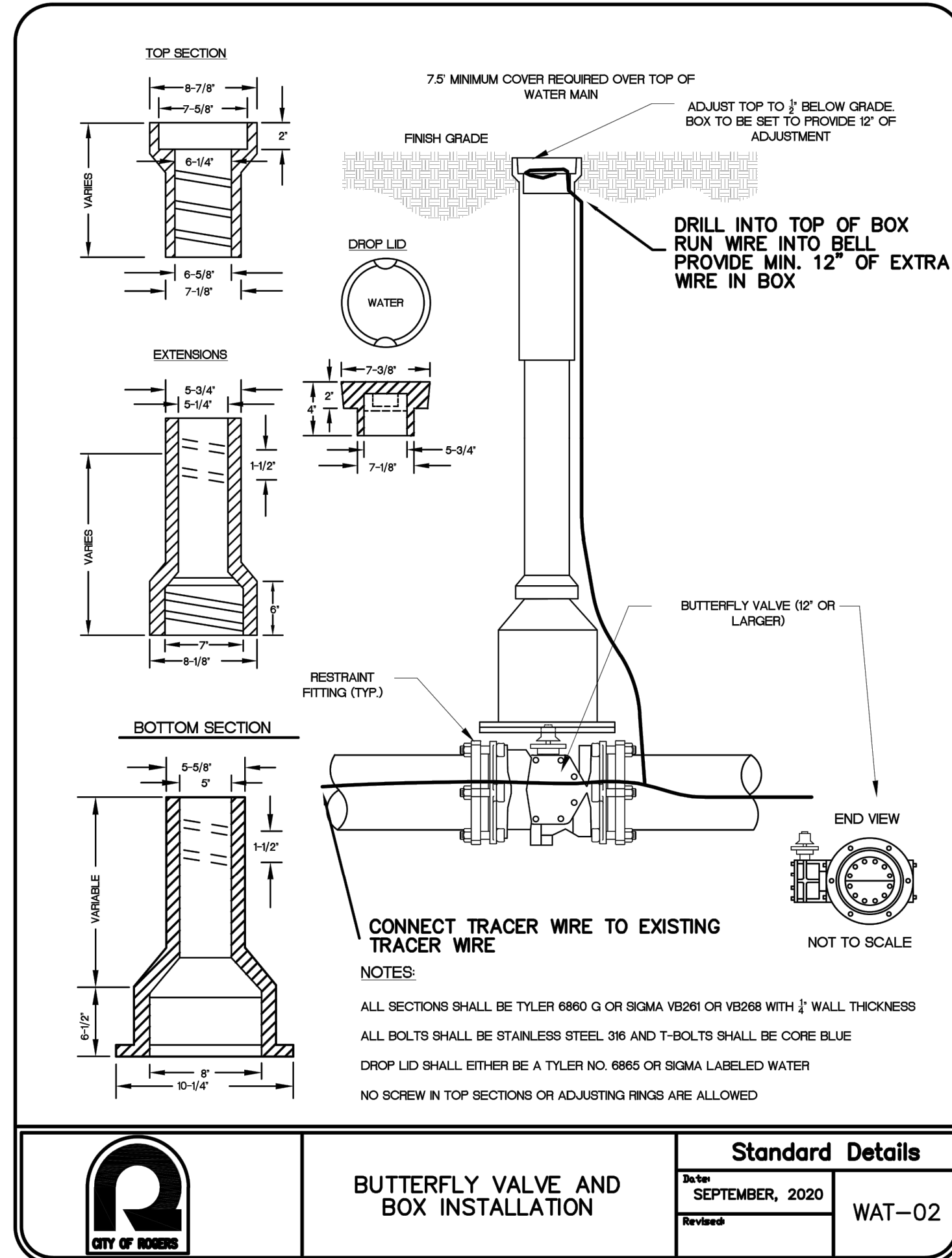
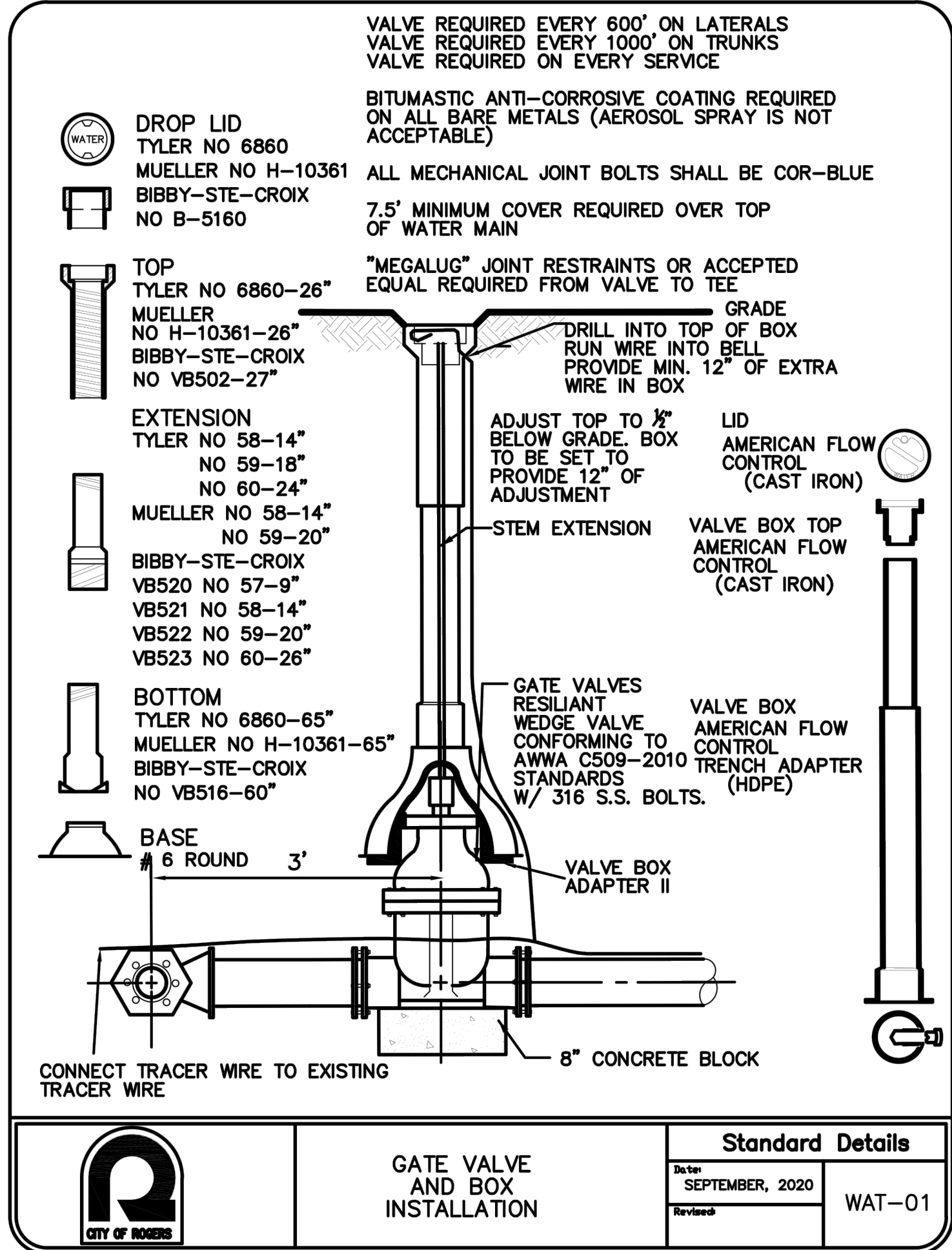
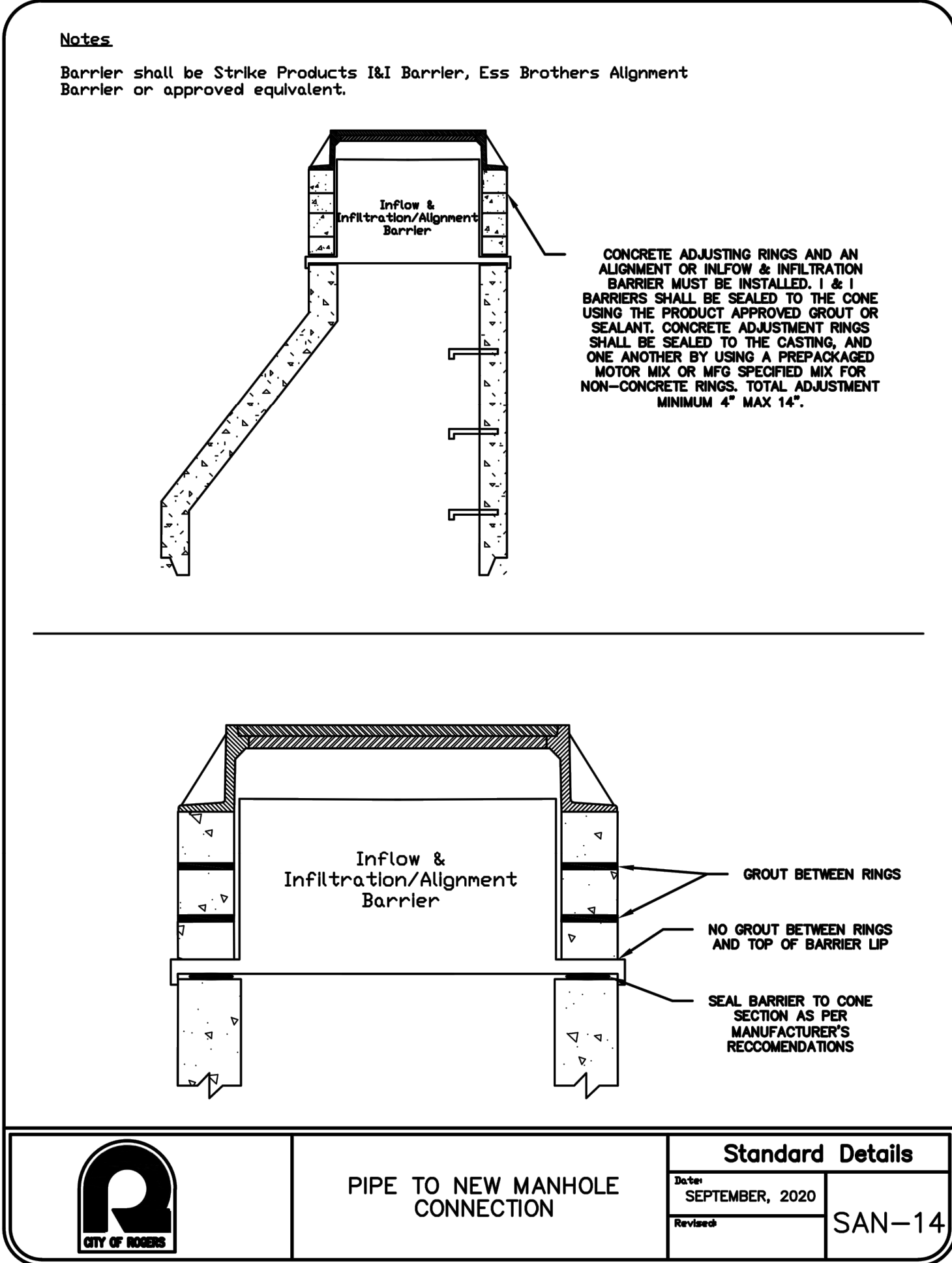
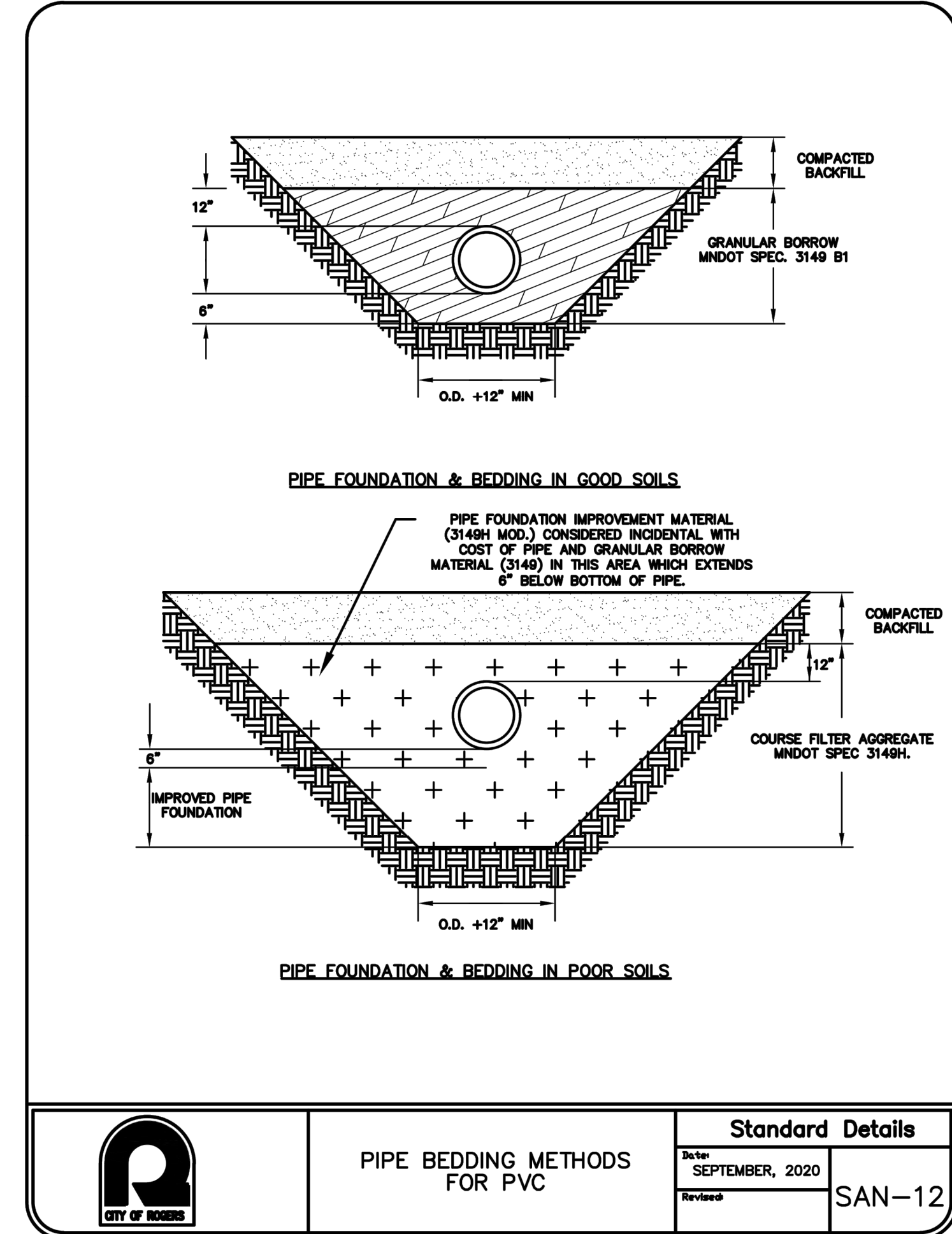
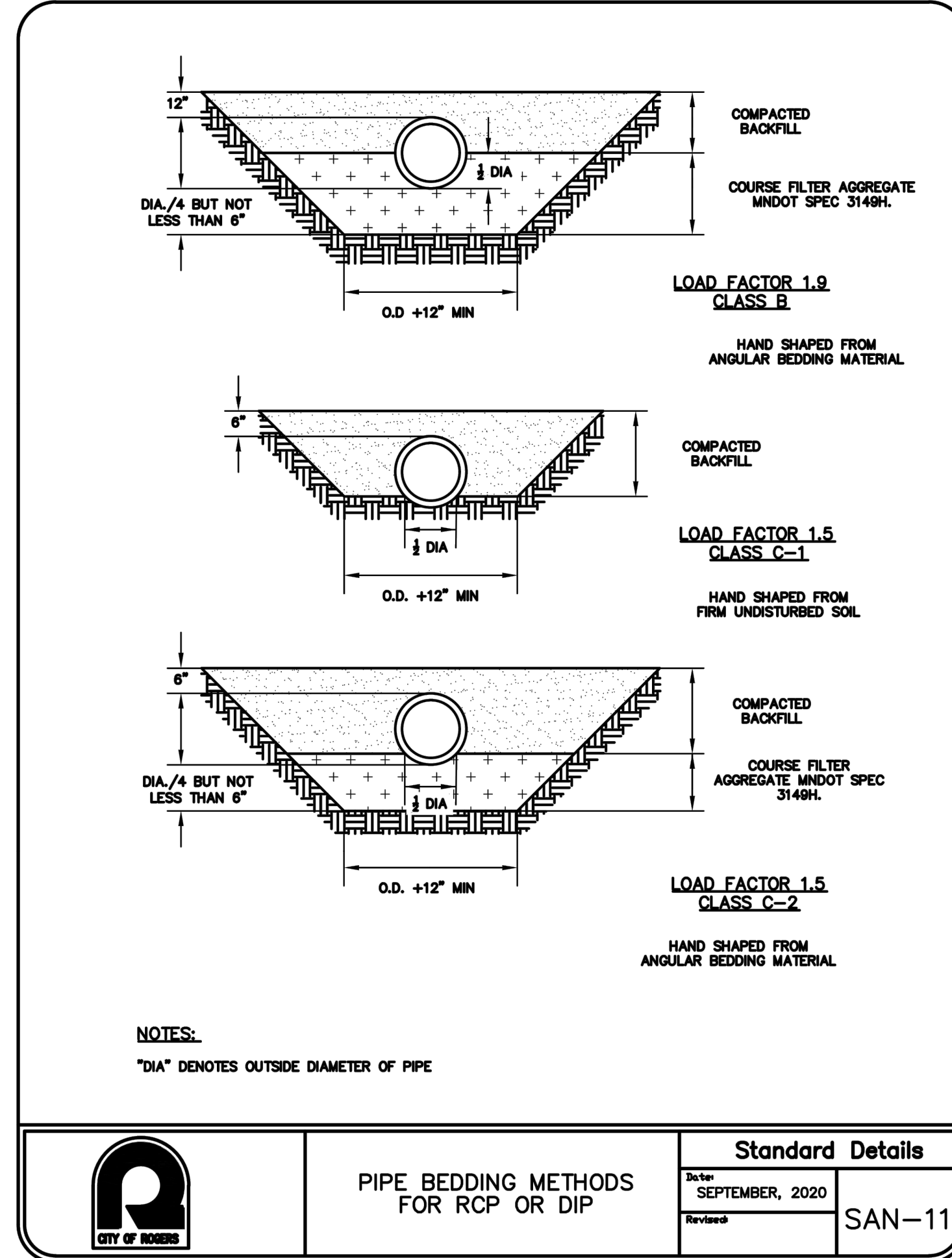
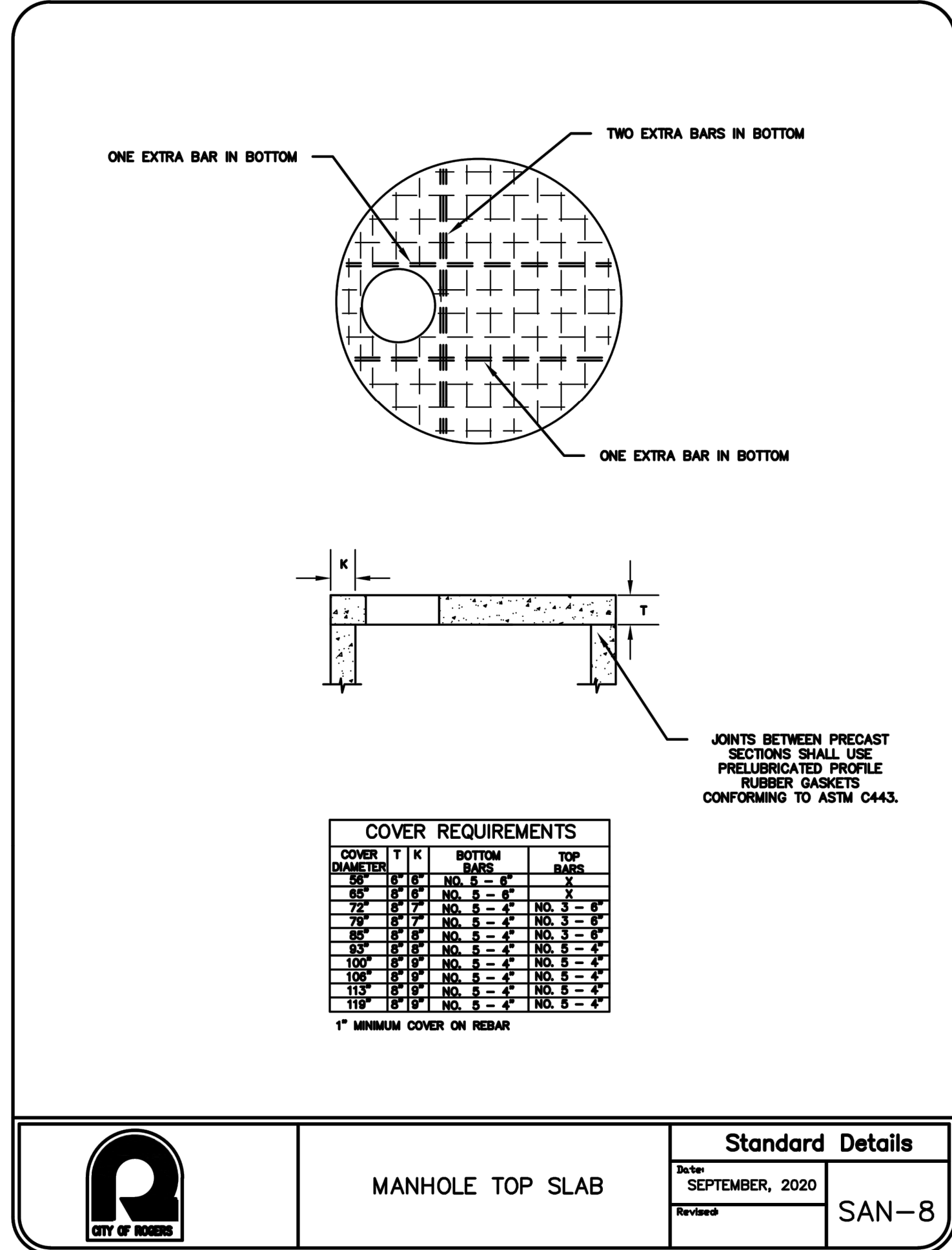
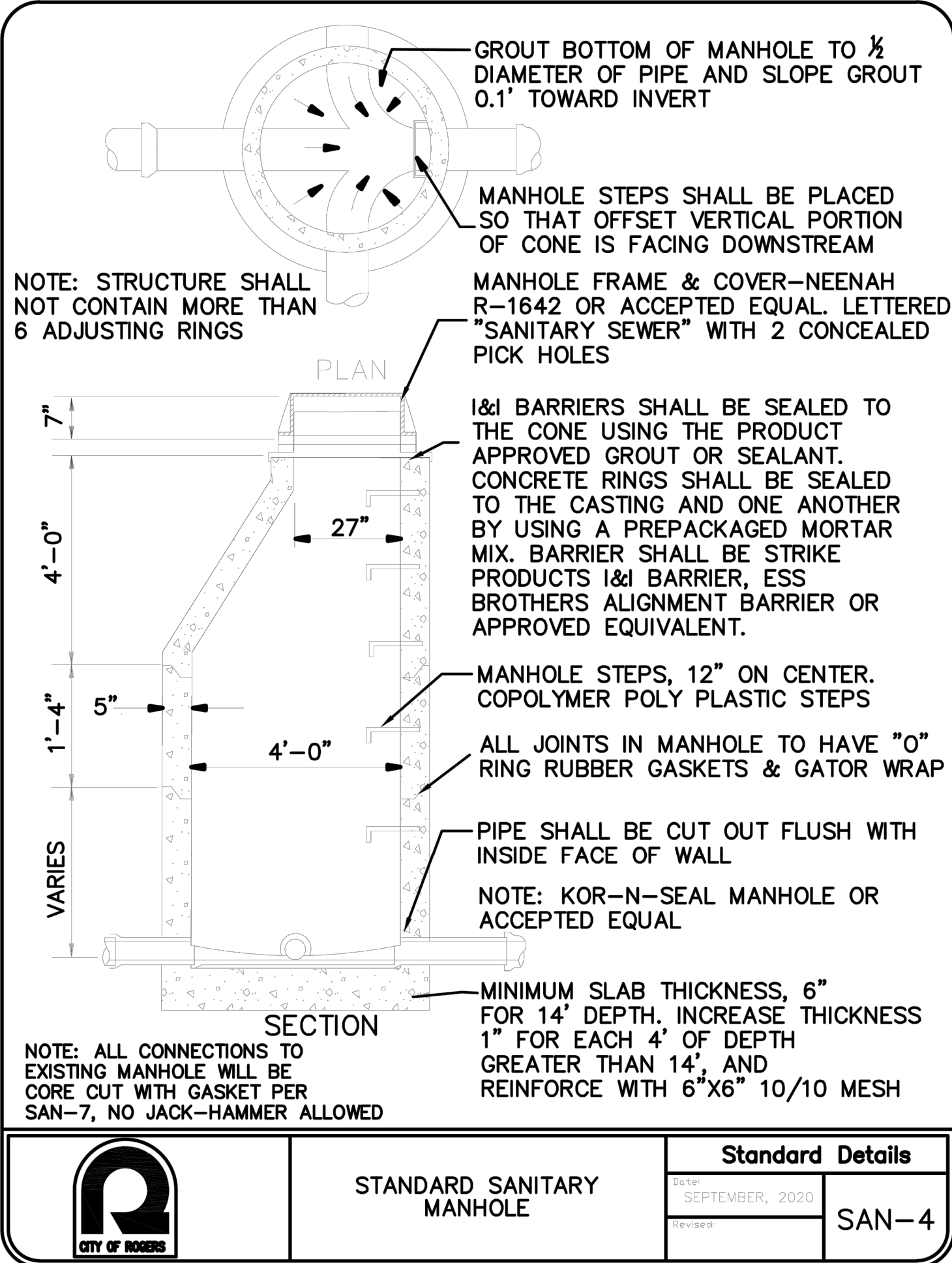
CP WEST, LLC

NORTHDALE BOULEVARD INDUSTRIAL

PRELIMINARY DEVELOPMENT PLANS

ROGERS, MINNESOTA

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Print Name: JOSEPH D. BAILEY

Date: License #: 58645

PRELIMINARY
08/07/2024
DESIGN REVIEW

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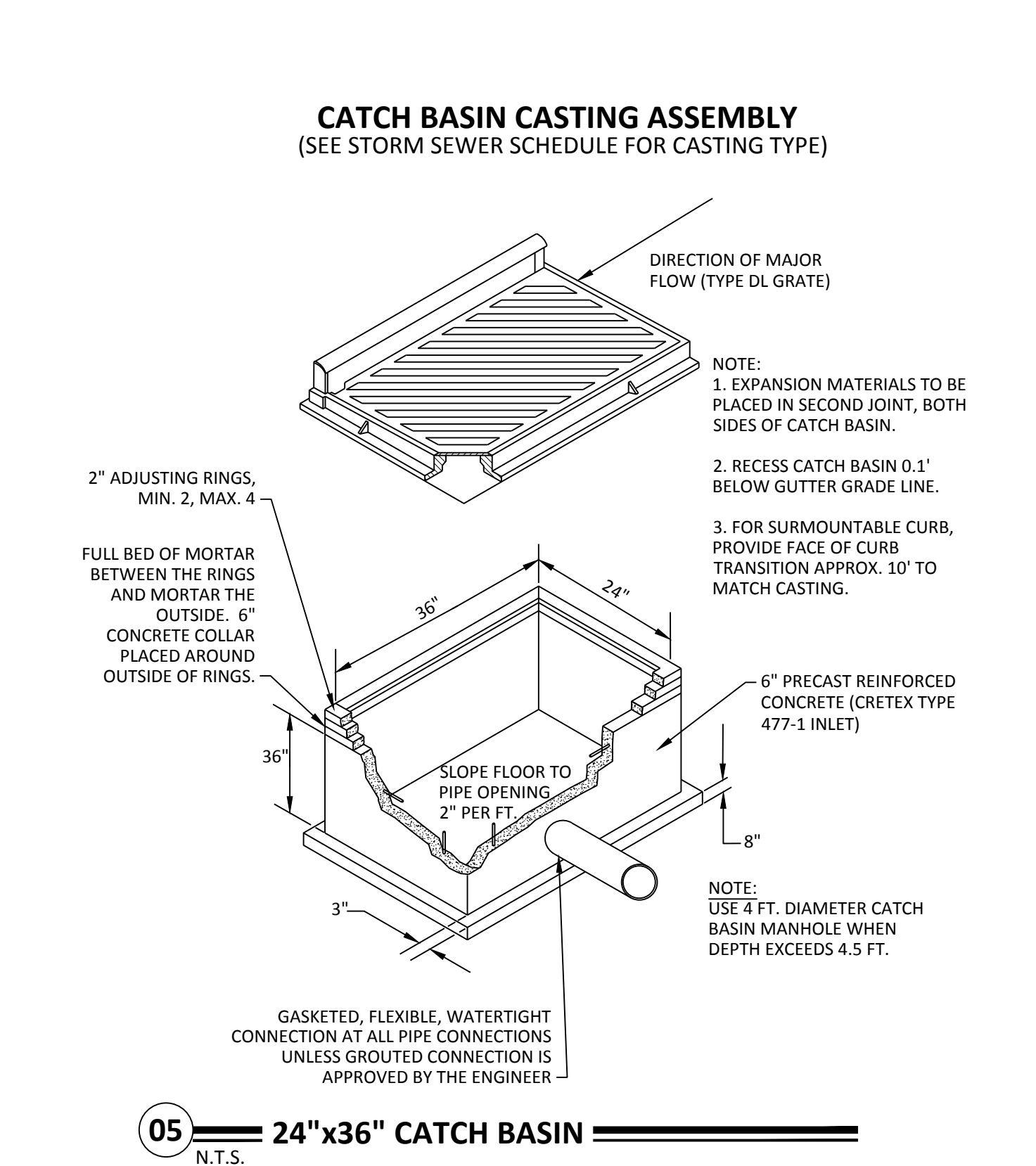
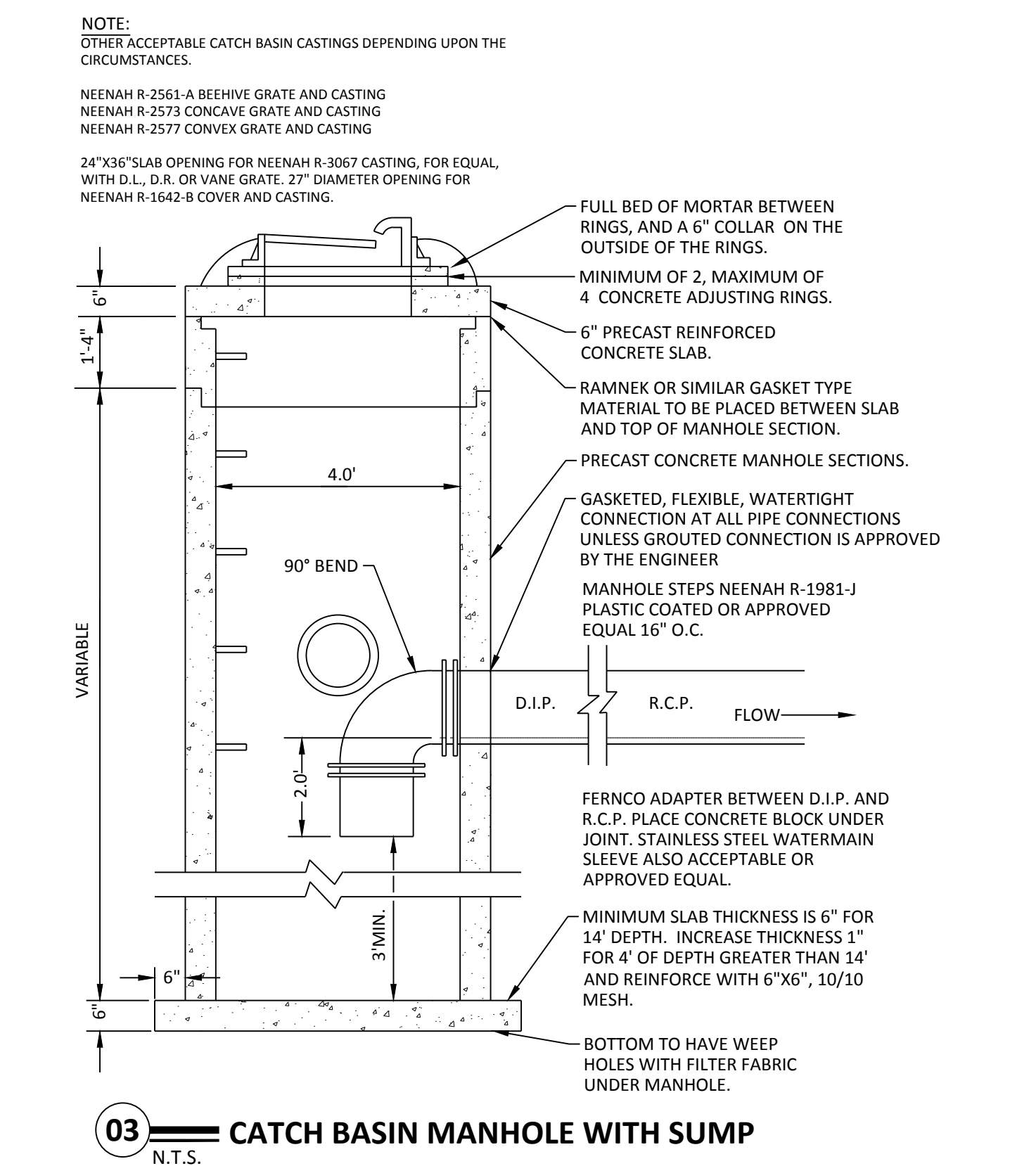
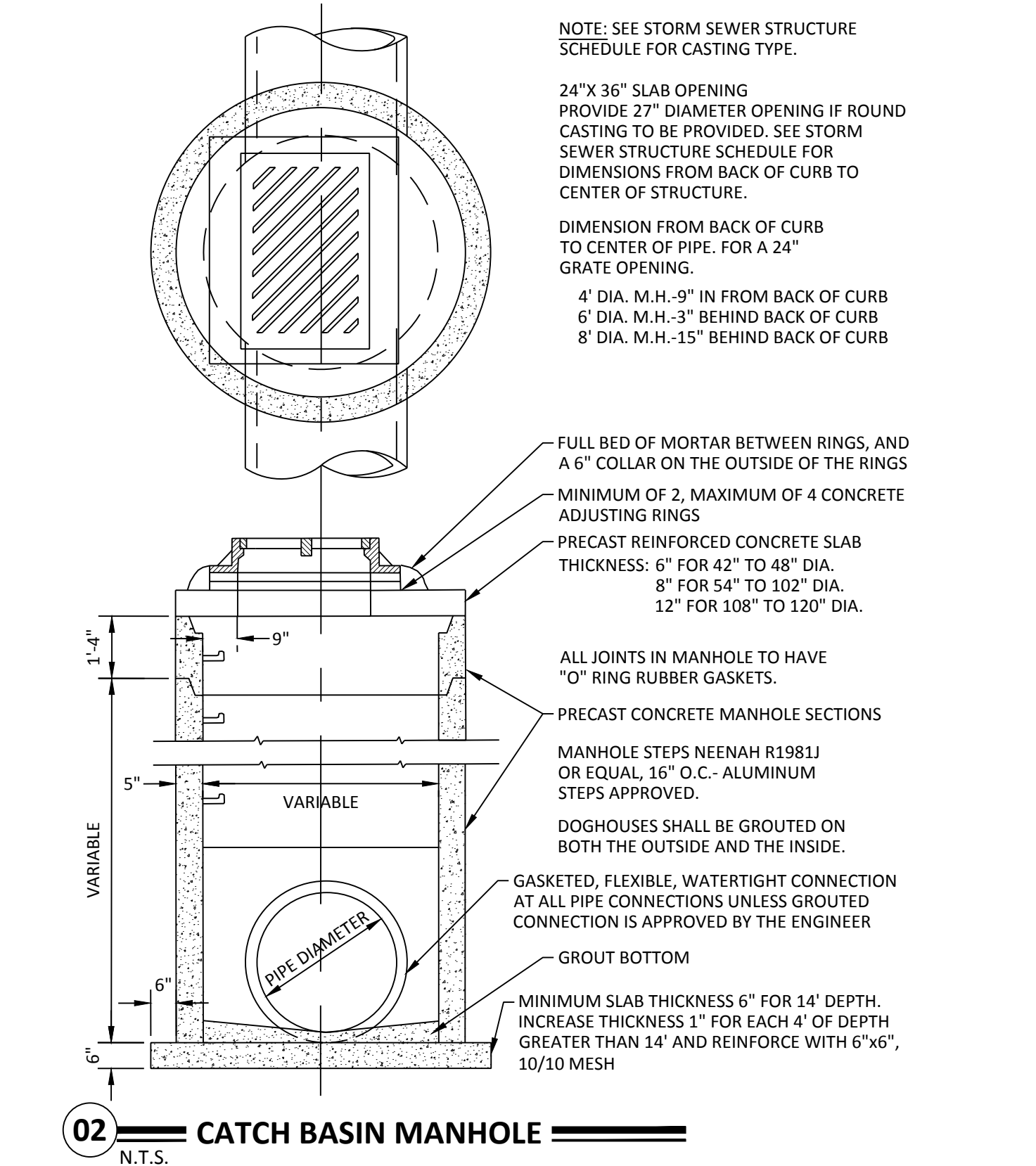
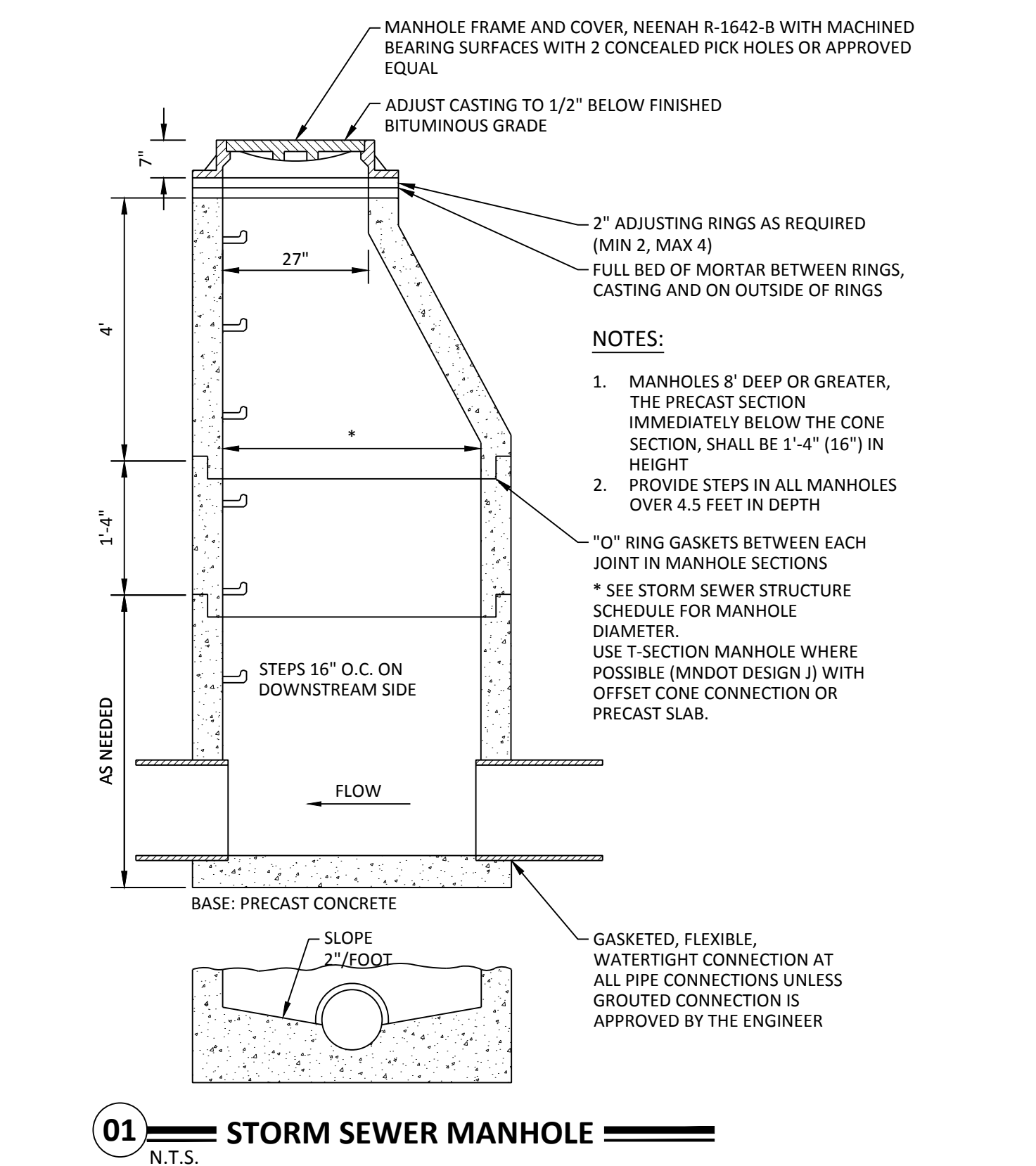
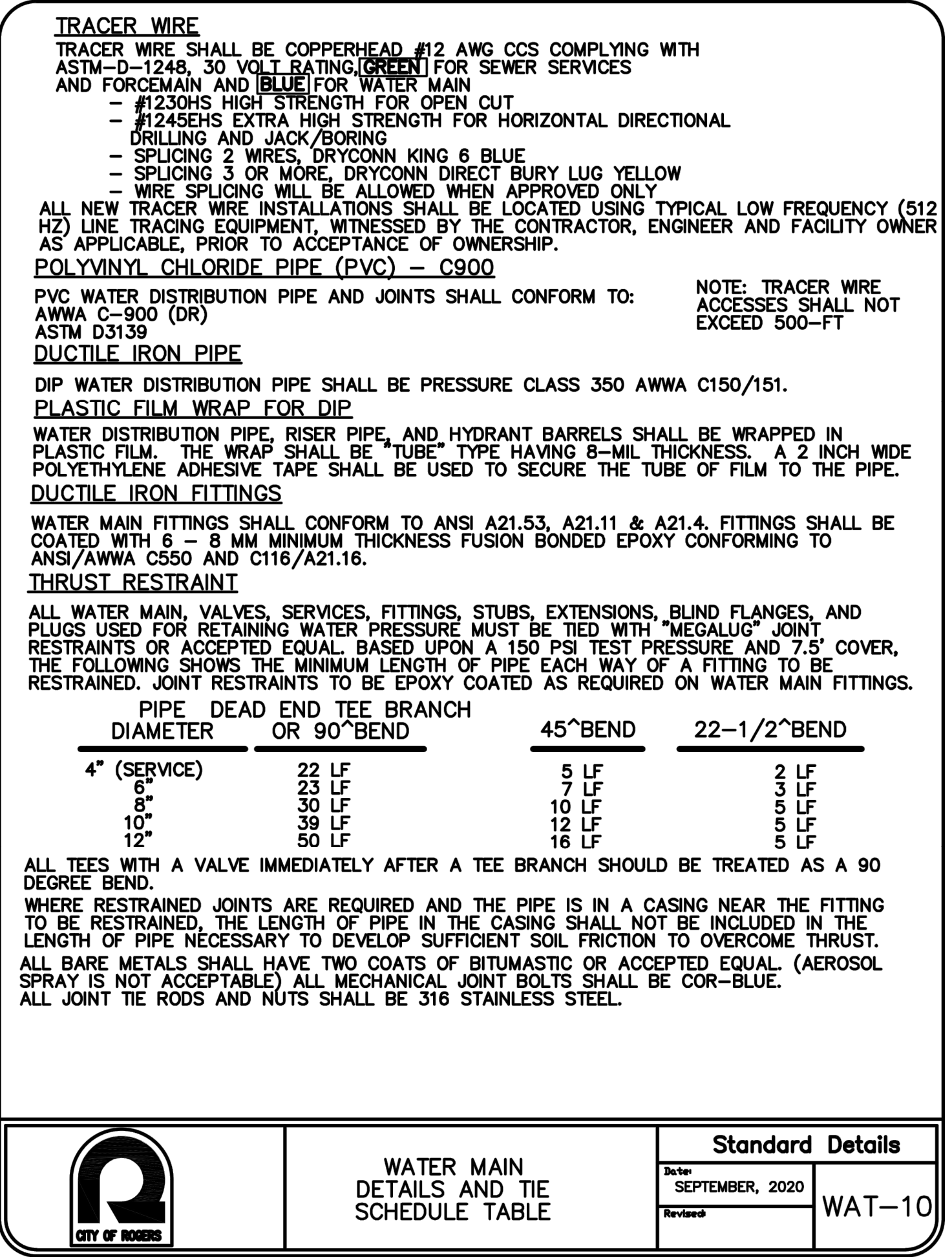
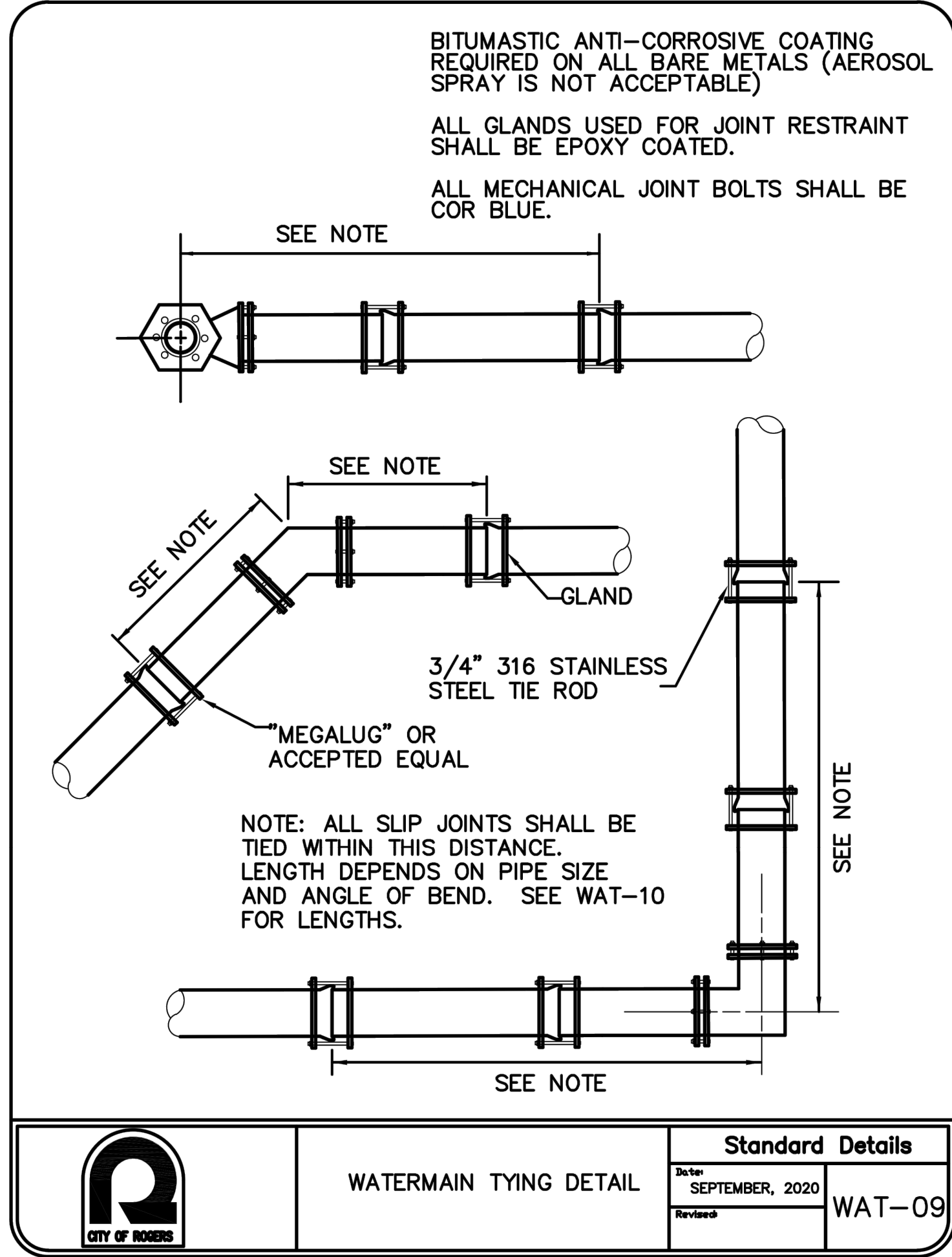
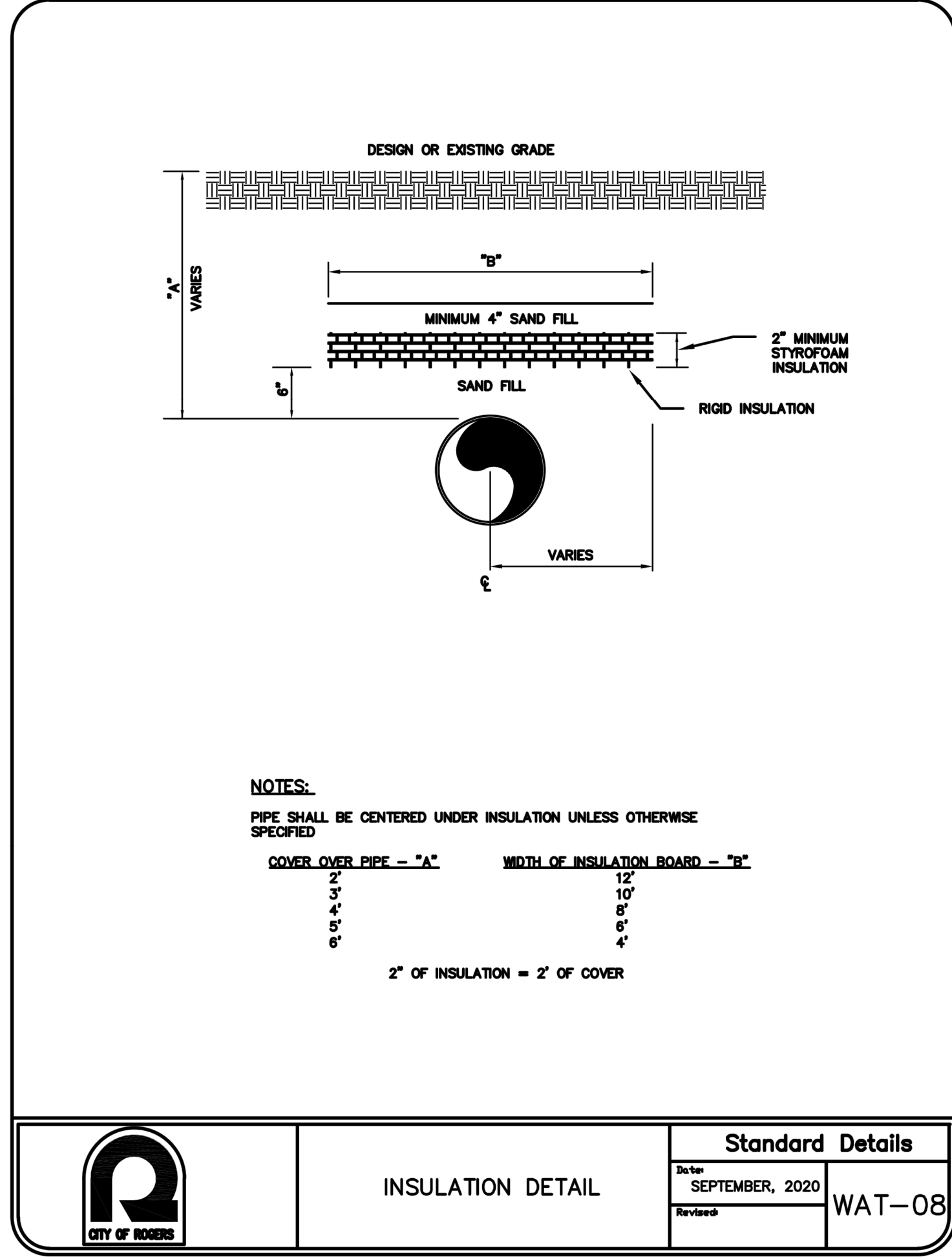
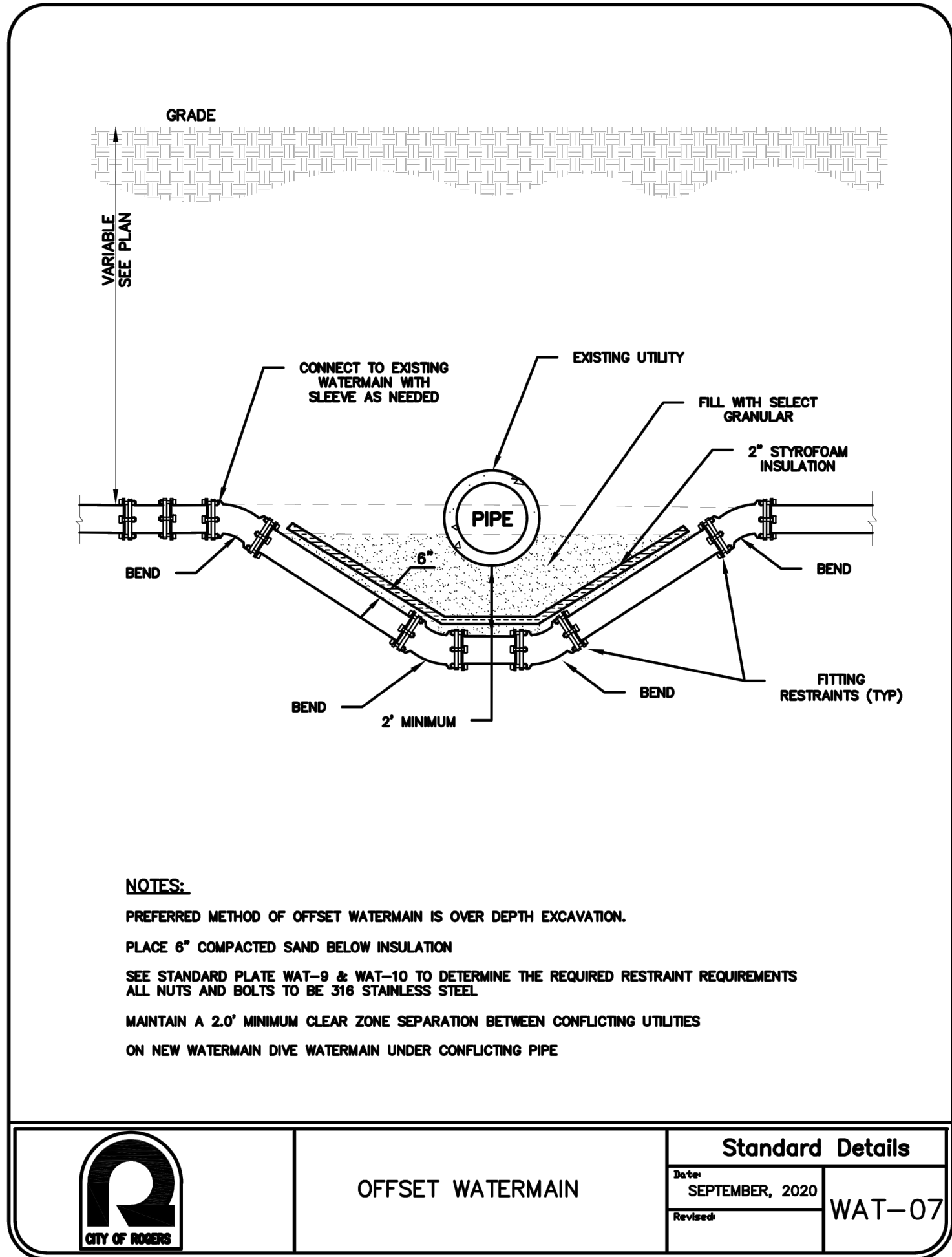
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PRELIMINARY DEVELOPMENT PLANS
ROGERS, MINNESOTA

SHEET

C9.01
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REV.



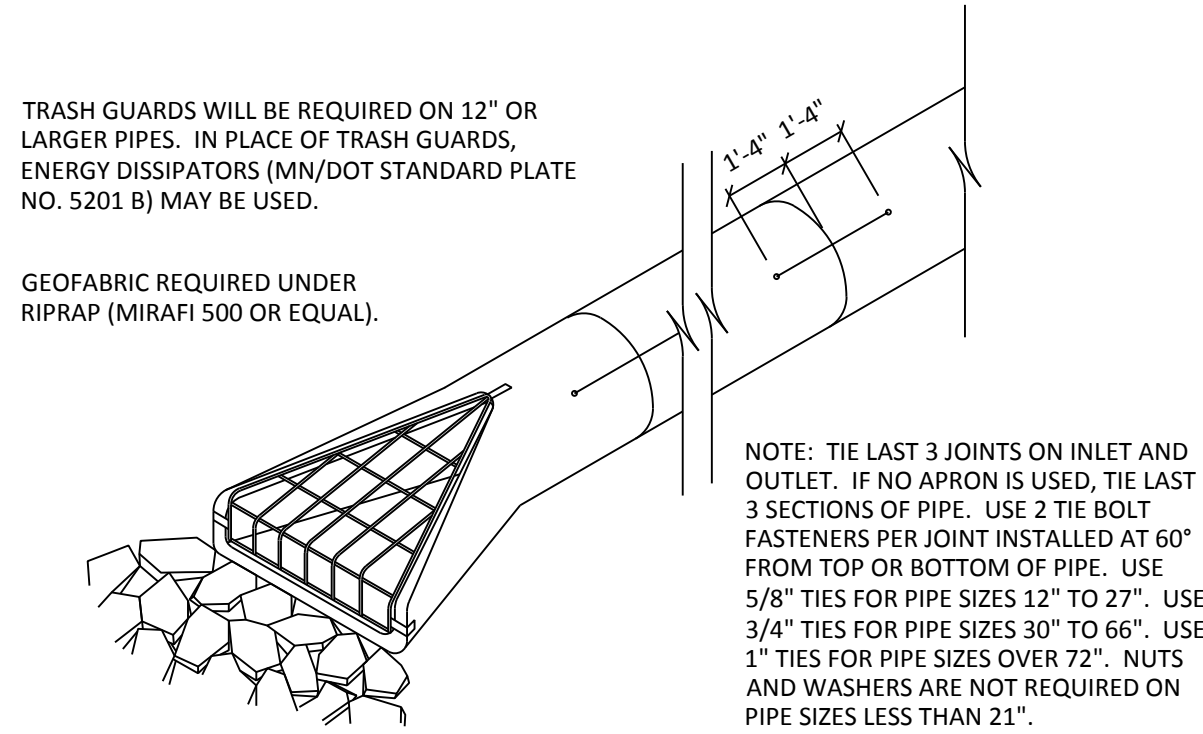
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	11/14/2024	TPK	JDB	JDB	SITE PLAN RESUBMITTAL

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Date	License # 58645

PRELIMINARY 08/07/2024 DESIGN REVIEW	DRAWN BY TPK DESIGNED BY JDB CHECKED BY JDB PROJECT NO. 51493
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CONSTRUCTION DOCUMENTS	

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HAND-PLACED RIPRAP, 1 FOOT DEEP

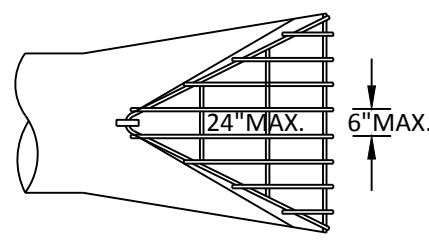
SIZE OF PIPE	RIPRAP REQUIRED
54" & Over	20-24 CU. YD.
36" to 48"	10-13 CU. YD.
27" to 33"	6-8 CU. YD.
24" & Less	4-6 CU. YD.

NOTE: ONE CU. YD. IS APPROXIMATELY 1.4 TONS.

INDIVIDUAL STONES, EXCEPT THOSE USED FOR CHINKING, SHALL NOT WEIGHT LESS THAN 50 LBS. EACH.

PLACE RIPRAP AROUND SIDES AND OVER TOP OF FLARED END SECTIONS.

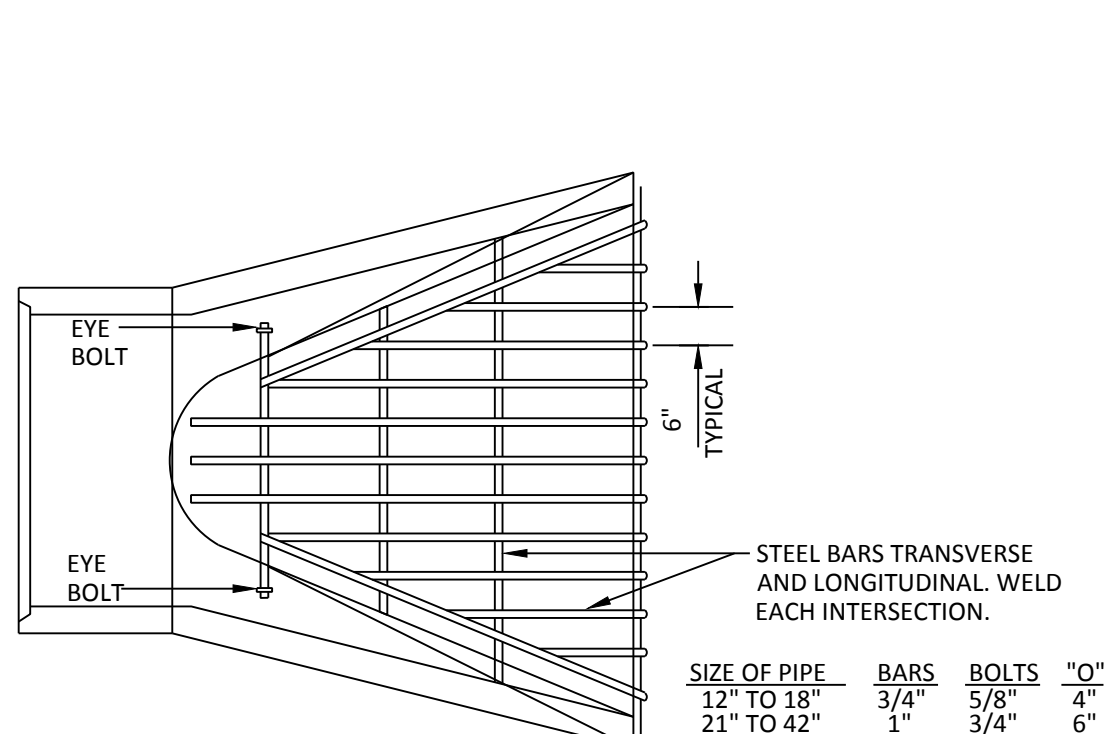
SIZE OF PIPE	BAR	BOLTS	"O"
12" TO 18"	3/4"	5/8"	4"
21" TO 42"	1"	3/4"	6"
48" TO 72"	1-3/4"	1"	12"



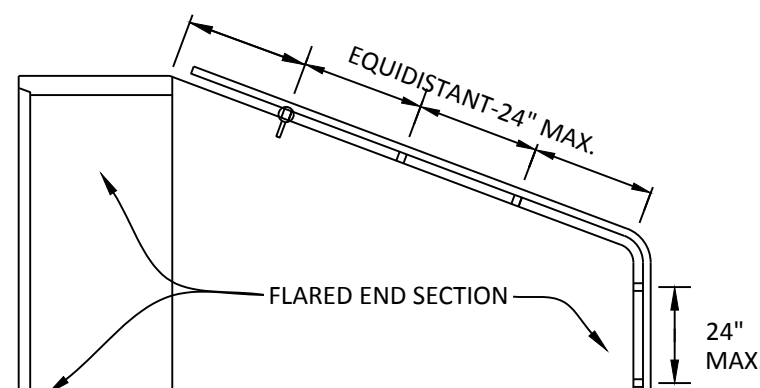
PROVIDE 3 CLIPS TO FASTEN TRASH GUARD TO F.E.S. HOT DIP GALVANIZE AFTER FABRICATION.

06 FLARED END SECTION

N.T.S.



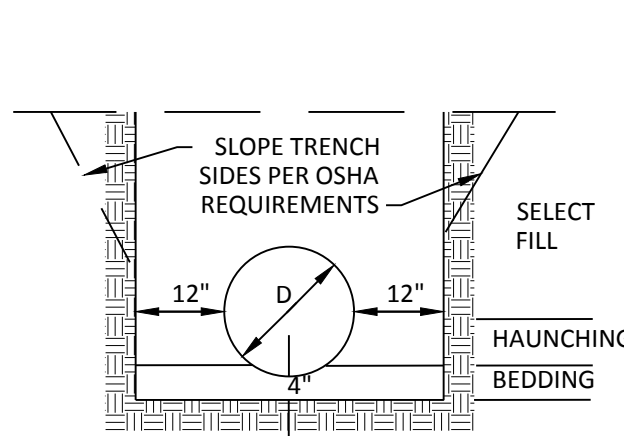
PLAN VIEW



ELEVATION

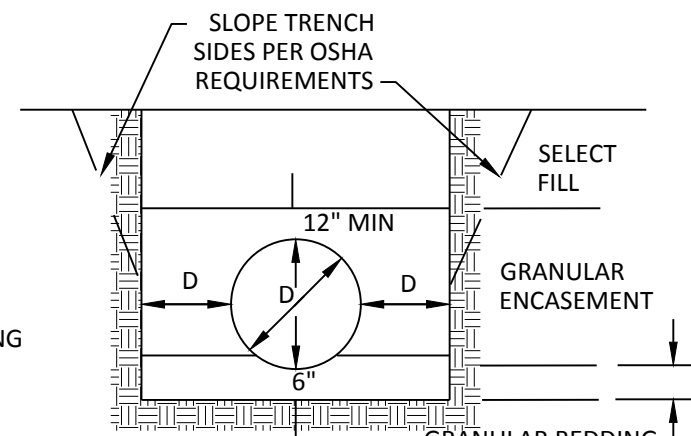
07 TRASH GUARD

N.T.S.



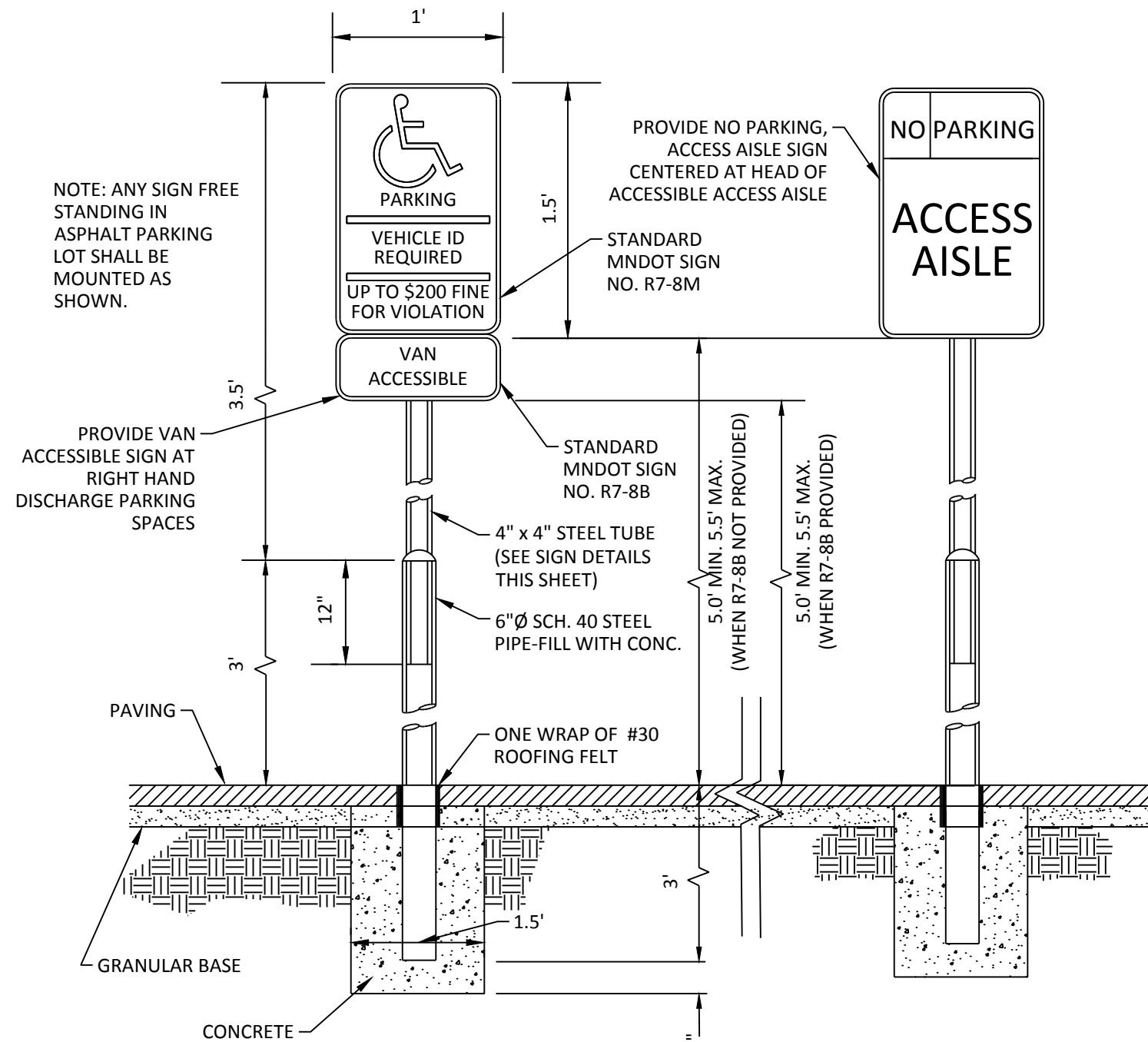
REINFORCED CONCRETE PIPE OR DIP

- BEDDING AND HAUNCHING MATERIAL SHALL BE ASTM D2321-CL I, II, III, OR IV A SOILS, AND SHALL BE SHAPED TO THE BOTTOM OF THE PIPE. COMPACT BEDDING MATERIAL TO 95% STANDARD PROCTOR.
- SELECT FILL SHALL BE SELECT MATERIAL FREE OF LARGE ROCKS (3"+) AND SHALL BE PLACED IN 8" MAX. LOOSE LIFTS AND COMPACTED TO 95% STANDARD PROCTOR.



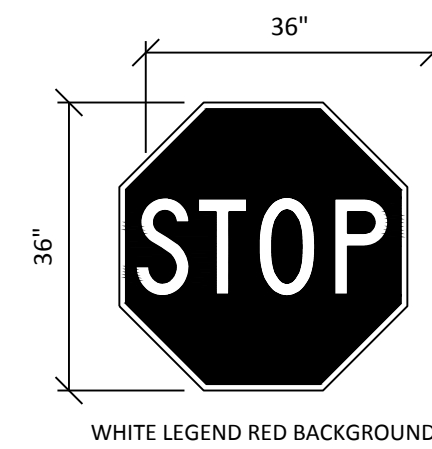
FLEXIBLE PIPE: INCLUDES CORRUGATED METAL PIPE

- CORRUGATED POLYETHYLENE PIPE AND/OR POLYVINYL CHLORIDE PIPE
- GRANULAR BEDDING AND ENCASEMENT MATERIAL SHALL BE CLASS I OR II (REF. ASTM D2321 OR MN/DOT 3149.2F) GRANULAR MATERIAL, AND SHALL BE COMPACTED TO 95% STANDARD PROCTOR.
 - SELECT FILL PLACEMENT AND COMPACTION: SAME AS FOR RCP.
- NOTE: FOR HDPE INSTALLED BELOW EXISTING OR FUTURE GROUND WATER ELEVATIONS, PIPE BEDDING AND ENCASEMENT SHALL BE CLASS I, CRUSHED ROCK PER ASTM D2321.



02 ACCESSIBLE PARKING SIGN

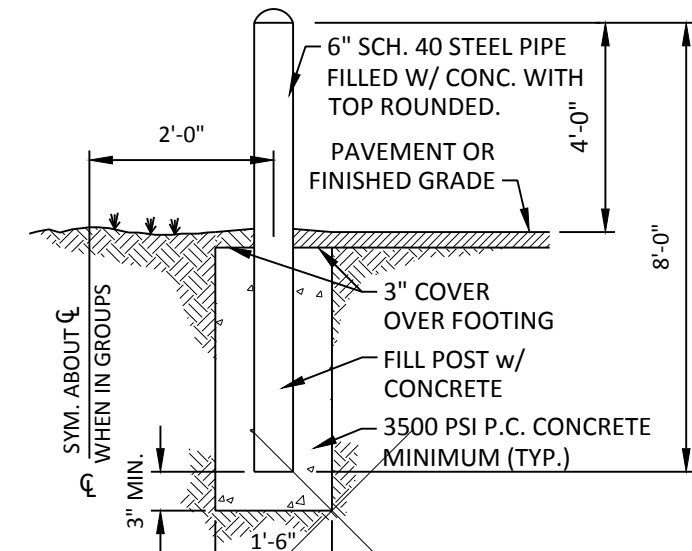
N.T.S.



R1-1

36" x 36" "STOP" SIGN

N.T.S.



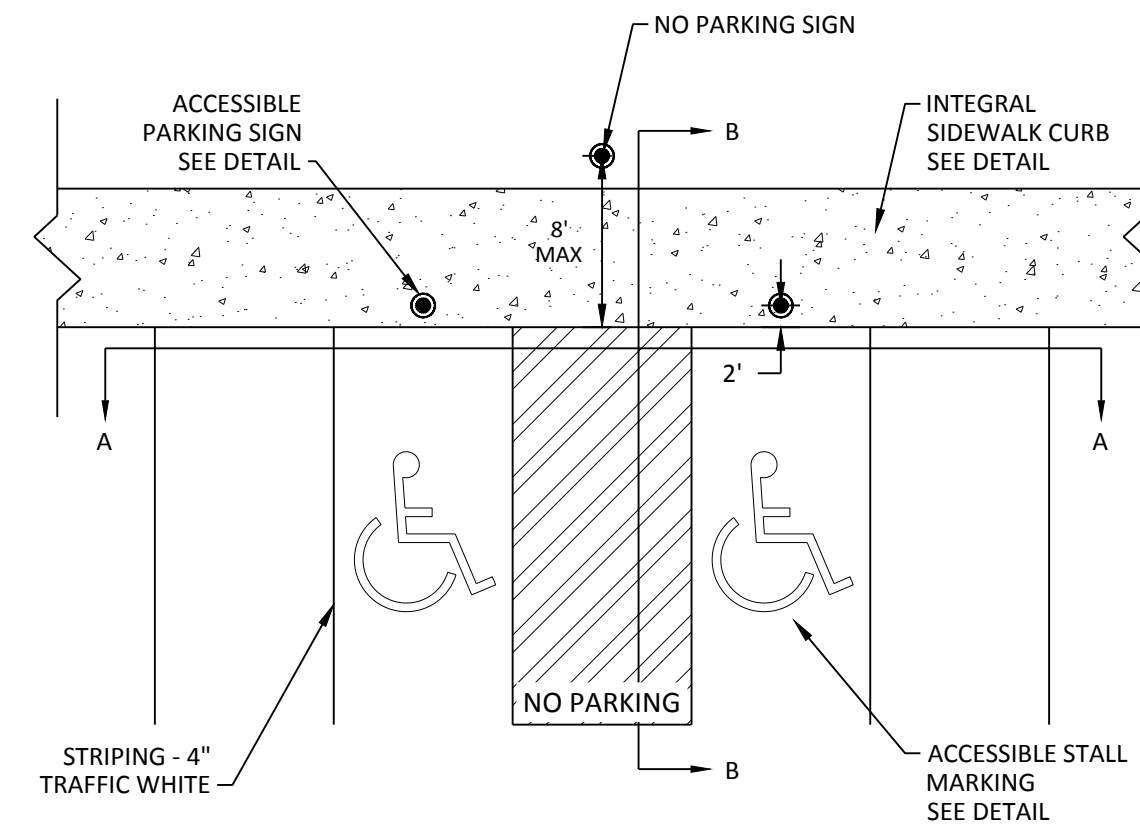
ALL PIPES SHALL BE PAINTED TRAFFIC YELLOW

04 STOP SIGN

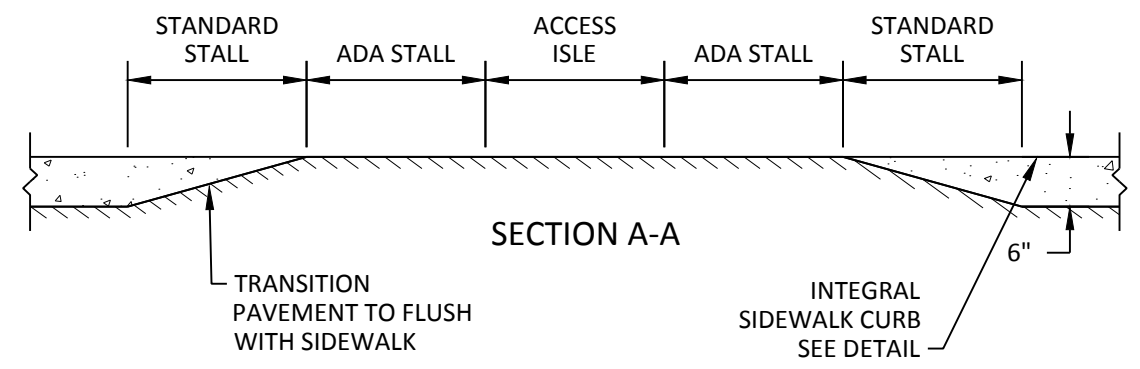
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00 CONCRETE PIPE BOLLARD

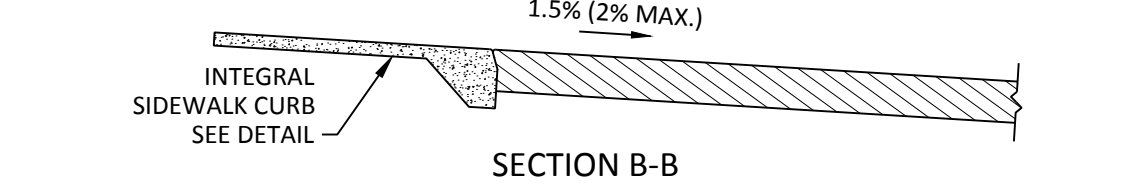
N.T.S.



PLAN VIEW OF ADA PARKING



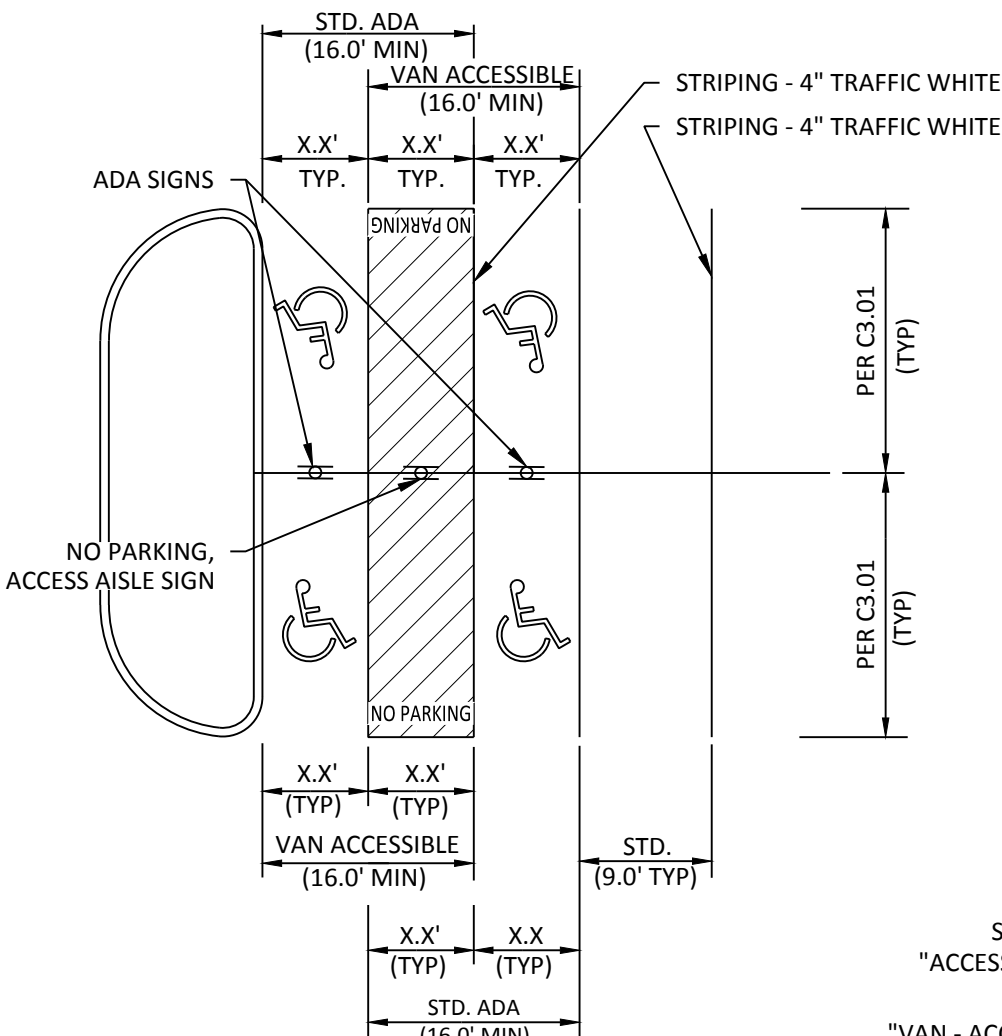
SECTION A-A



SECTION B-B

20 ADA PARKING

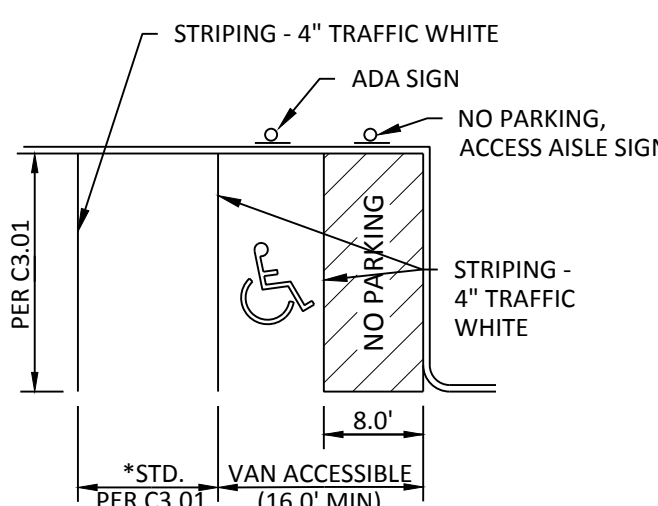
N.T.S.



90° PARKING

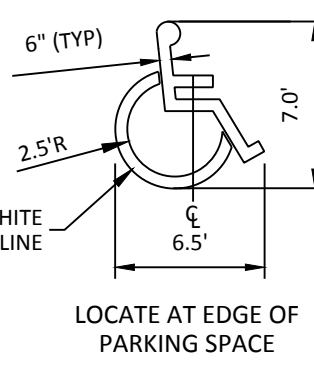
08 ADA/STANDARD STRIPING

N.T.S.



90° PARKING

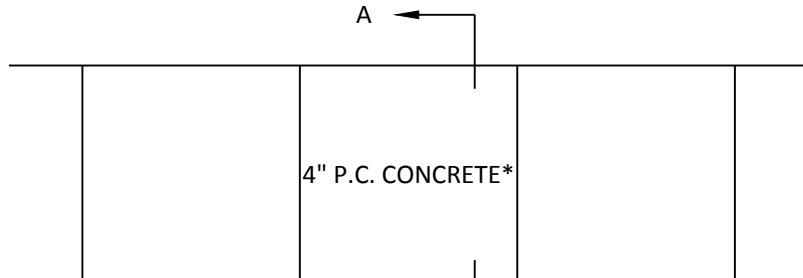
"VAN - ACCESSIBLE" SIGNAGE. INSTALL AT DESIGNATED VAN HANDICAP SPACES, SIGNAGE SHALL BE BLUE BACKGROUND WITH WHITE CHARACTERS, 3" HIGH, UPPER CASE HELVETICA.



LOCATE AT EDGE OF PARKING SPACE

14 CONCRETE SIDEWALK

N.T.S.



GENERAL NOTES FOR CONCRETE CONSTRUCTION:

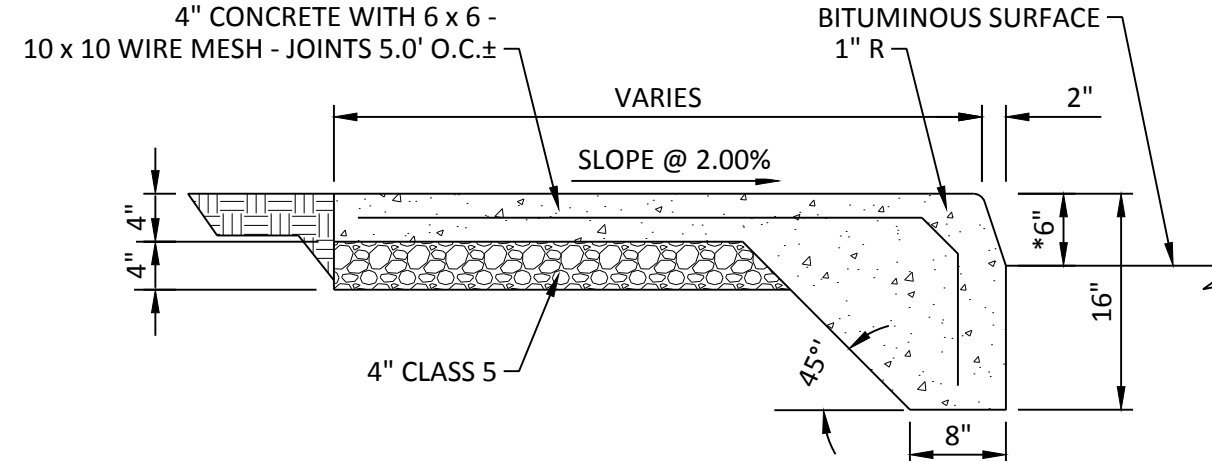
- THE CONCRETE SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF MN/DOT "STANDARD SPECIFICATIONS FOR CONSTRUCTION".
- SIDEWALK CONTROL JOINTS SHALL BE LOCATED AT 5 FEET ON CENTER. SIDEWALK EXPANSION JOINTS SHALL BE LOCATED AT A MAXIMUM OF 100 FEET ON CENTER, AND WHERE SIDEWALK ABUTS CURB, STRUCTURES, AND OTHER FIXED OBJECTS. SEAL ALL EXPANSION JOINTS. BROOM FINISH SHALL BE PERPENDICULAR TO THE LINE OF TRAFFIC.

*THE THICKNESS SHALL BE INCREASED TO A MINIMUM DEPTH OF _____ INCHES AT DRIVEWAY CROSSINGS.

*HEIGHT VARIES - SEE GRADING PLAN

15 INTEGRAL SIDEWALK CURB

N.T.S.



NO	DATE	BY	CKD	APPR	COMMENT
07/07/2024	TPK	JDB	JDB		SITE PLAN APPLICATION
11/14/2024	TPK	JDB	JDB		SITE PLAN RESUBMITTAL

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Print Name: JOSEPH D. BAILEY

Date: License #: 58645

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08/07/2024
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CONSTRUCTION DOCUMENTS

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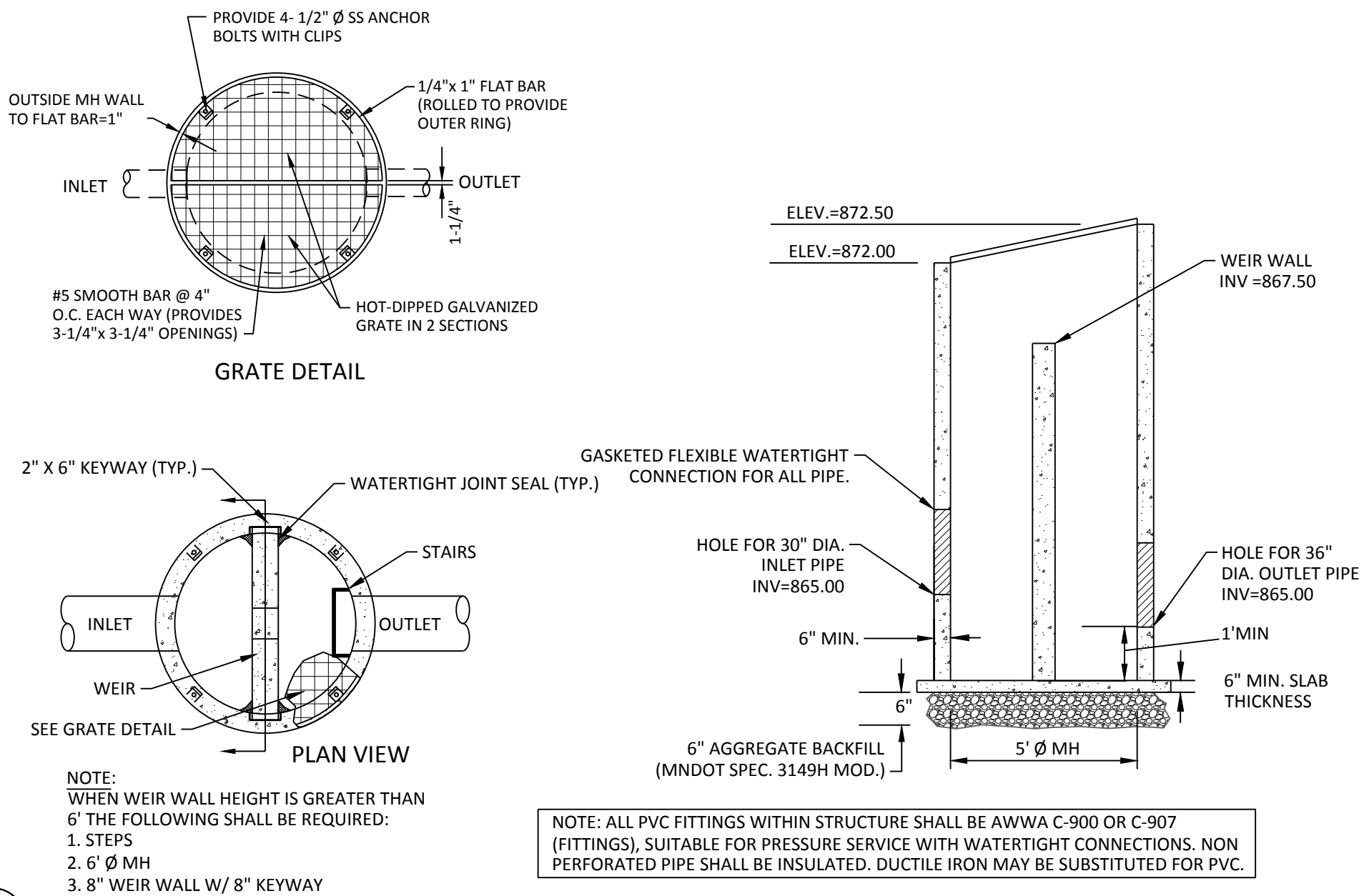
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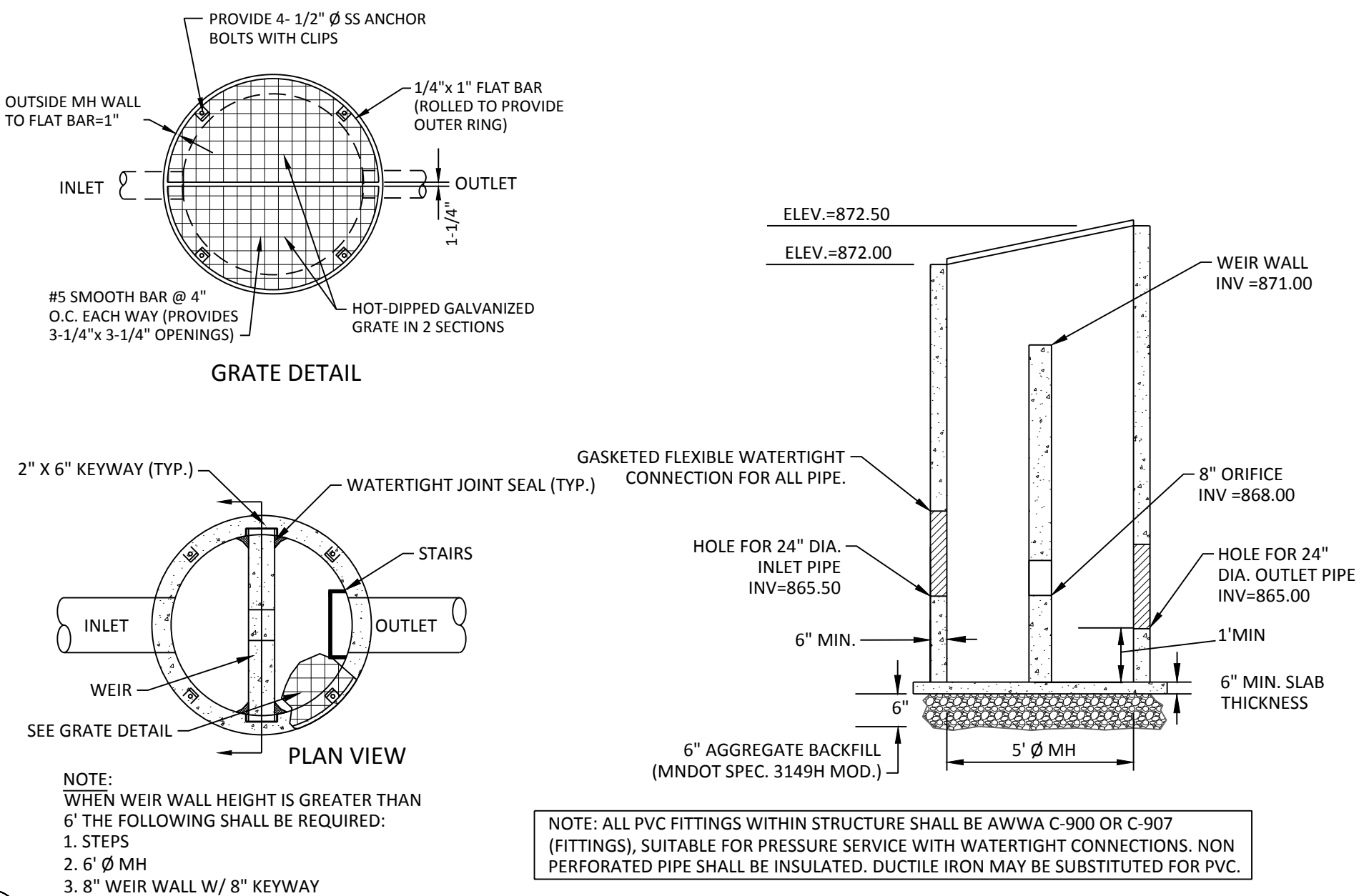
SHEET
C9.03
22 OF 33
REV.



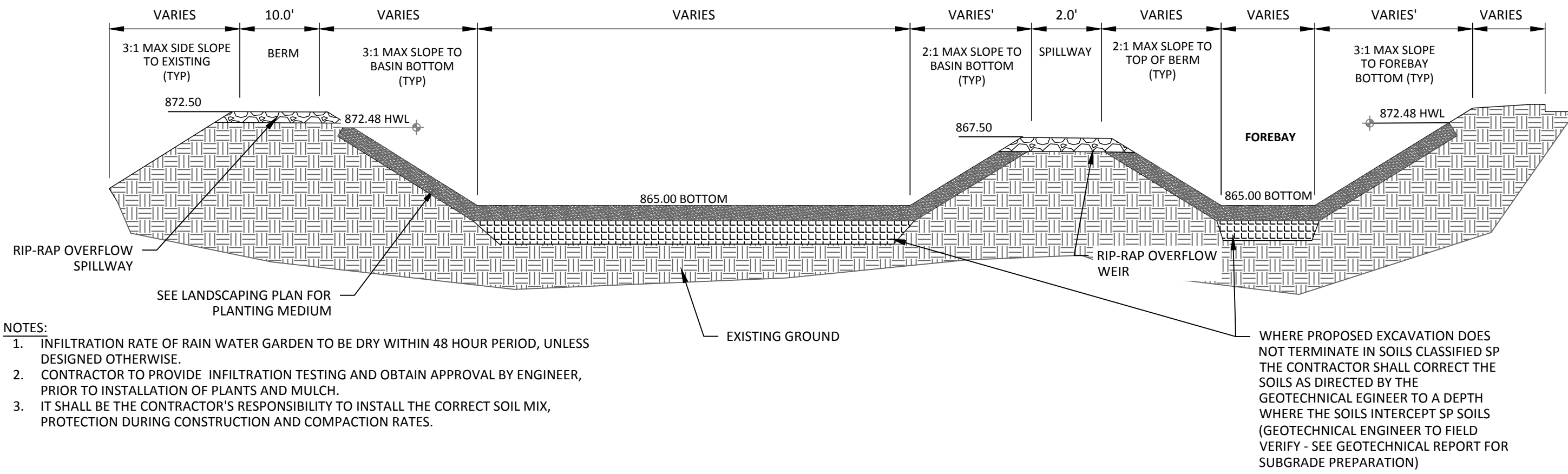
SHEET
C9.04
23 OF 33
REV.



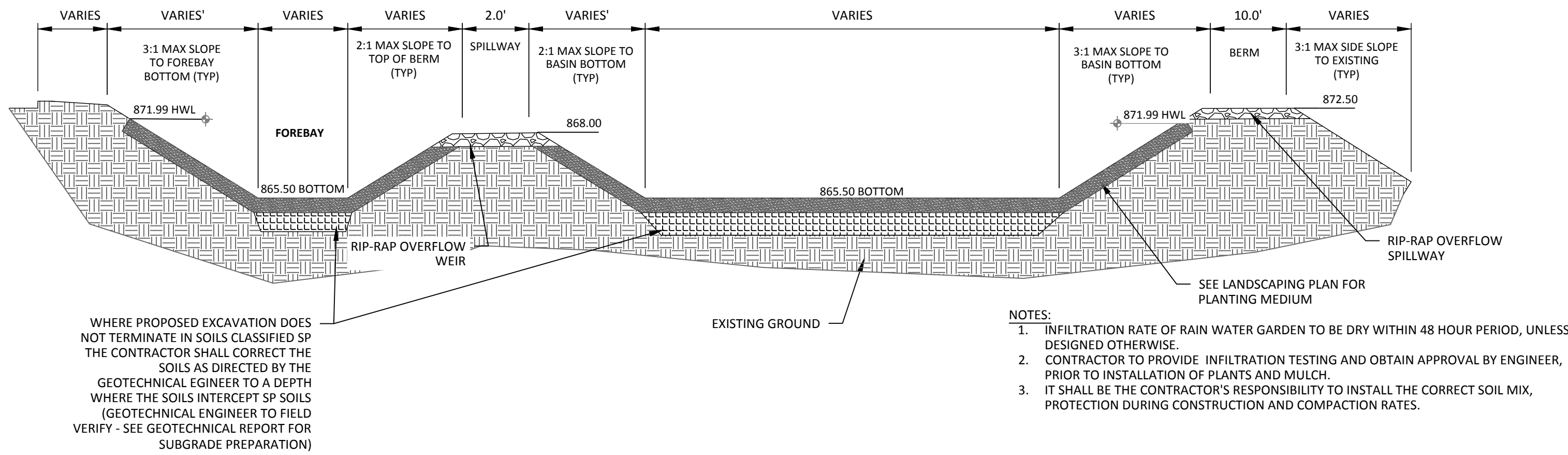
01 OCS 151 - BASIN OUTLET STRUCTURE WITH WEIR
N.T.S.



02 OCS 451 - BASIN OUTLET STRUCTURE WITH WEIR
N.T.S.



01 INFILTRATION POND 4P SECTION
NOT TO SCALE



01 INFILTRATION POND 3P SECTION
NOT TO SCALE

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	11/14/2024	TPK	JDB	JDB	SITE PLAN RESUBMITTAL

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Print Name: JOSEPH D. BAILEY

Date _____ License # _____

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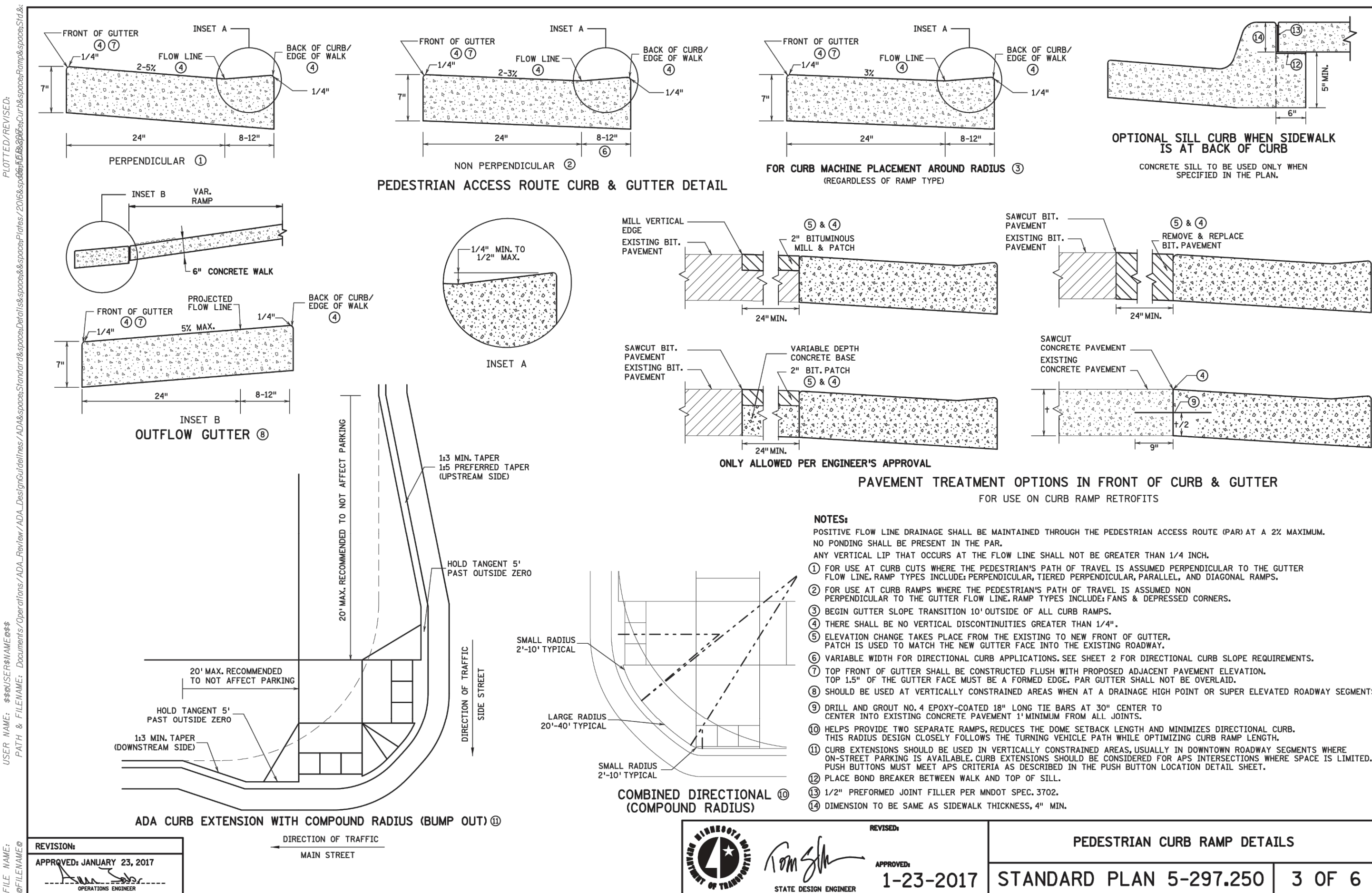
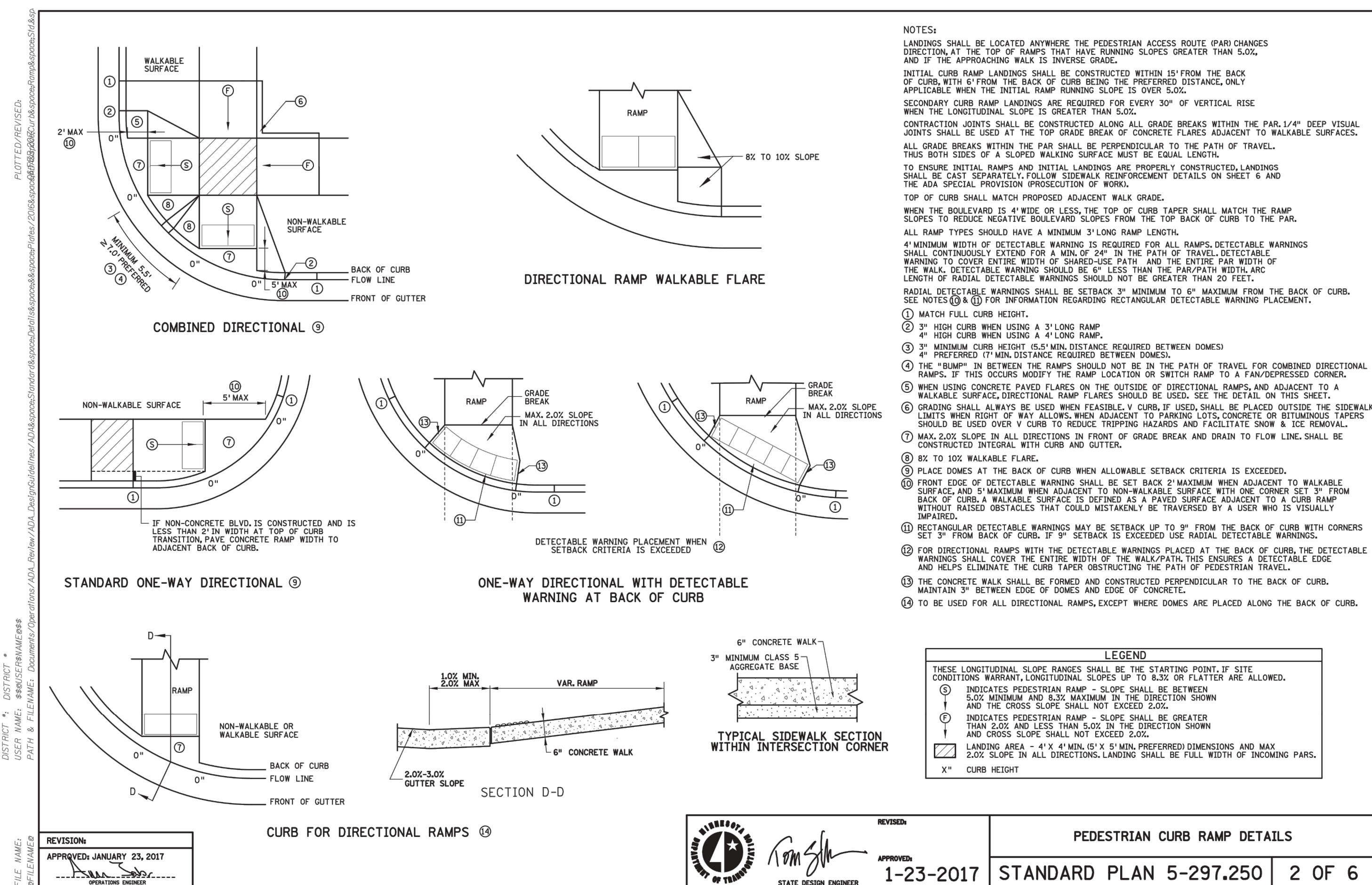
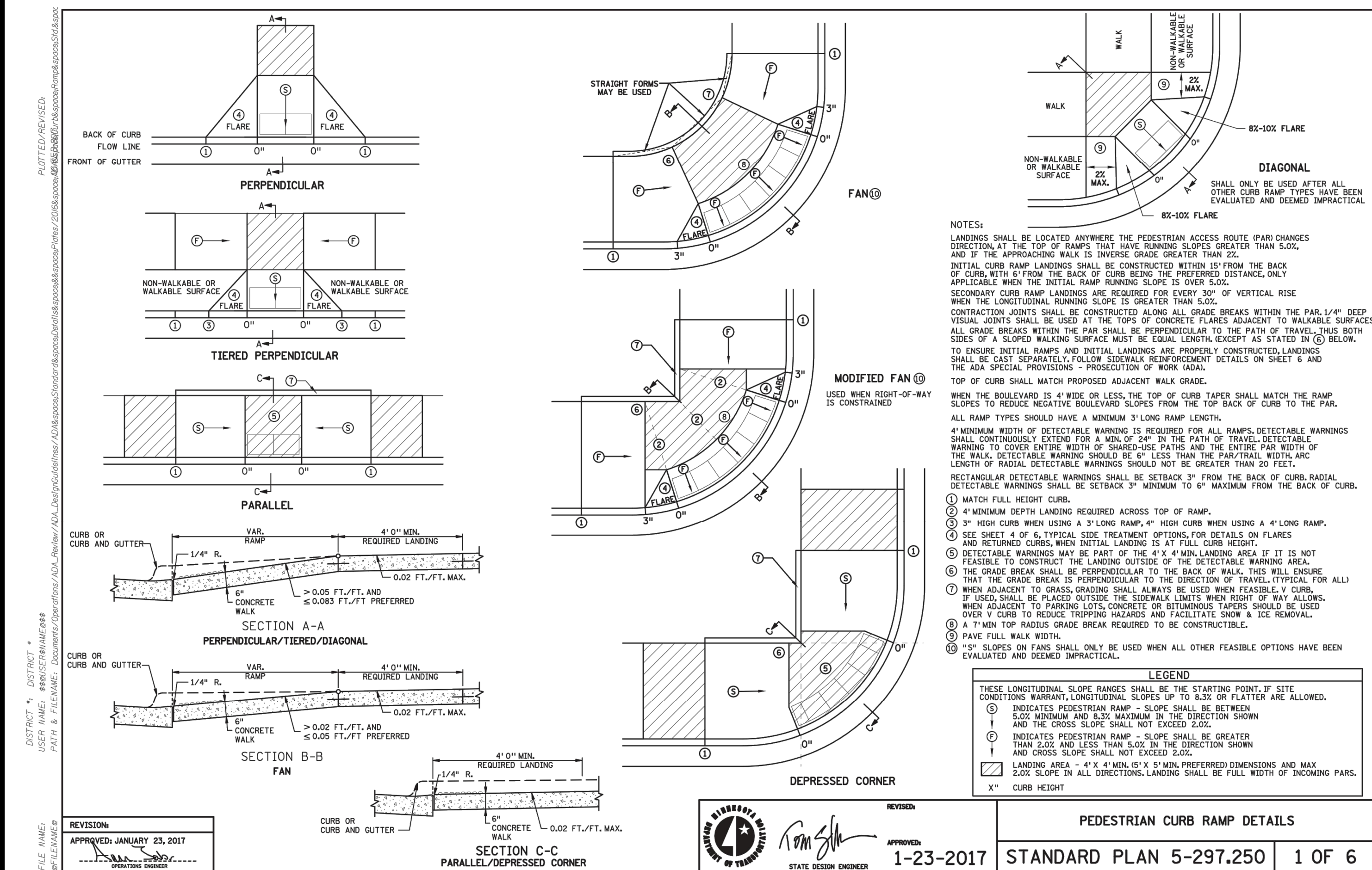
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C9.06
25 OF 33
REV.



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Date License # 58645

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JDB

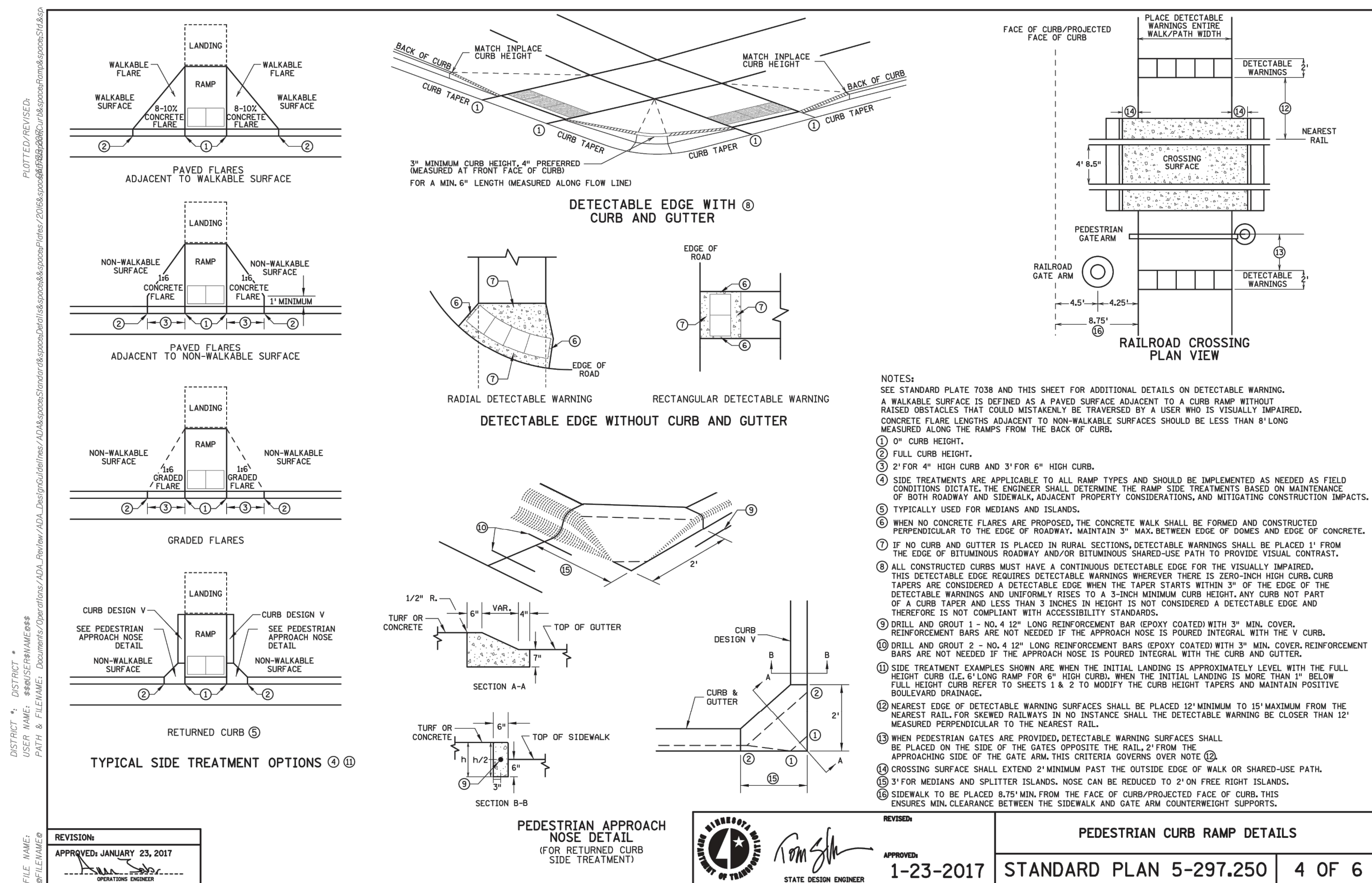
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DETAILS

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ROGERS, MINNESOTA

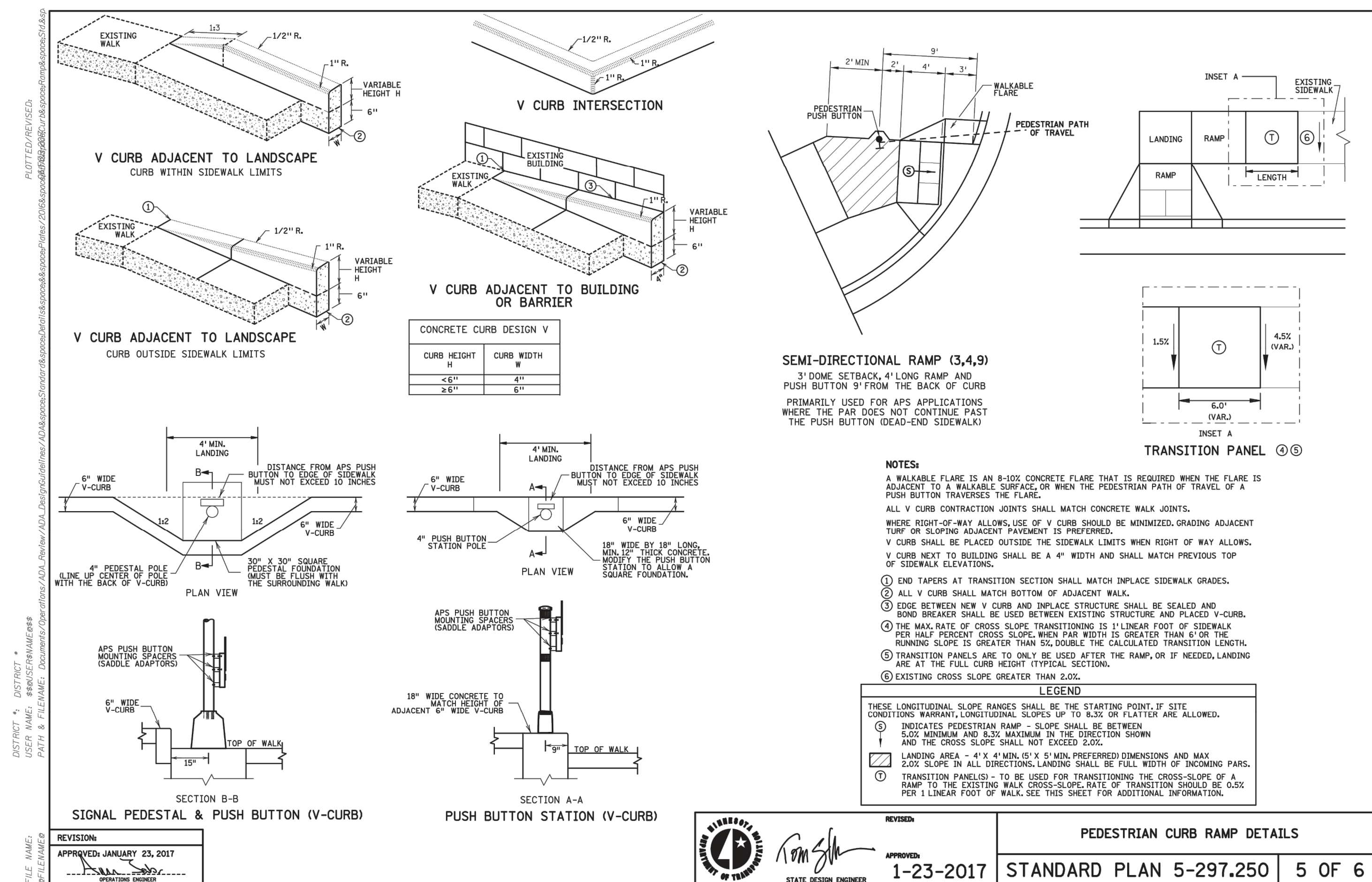
SHEET
C9.07
26 OF 33
REV.



STATE DESIGN ENGINEER

REVISION:
1-23-2017

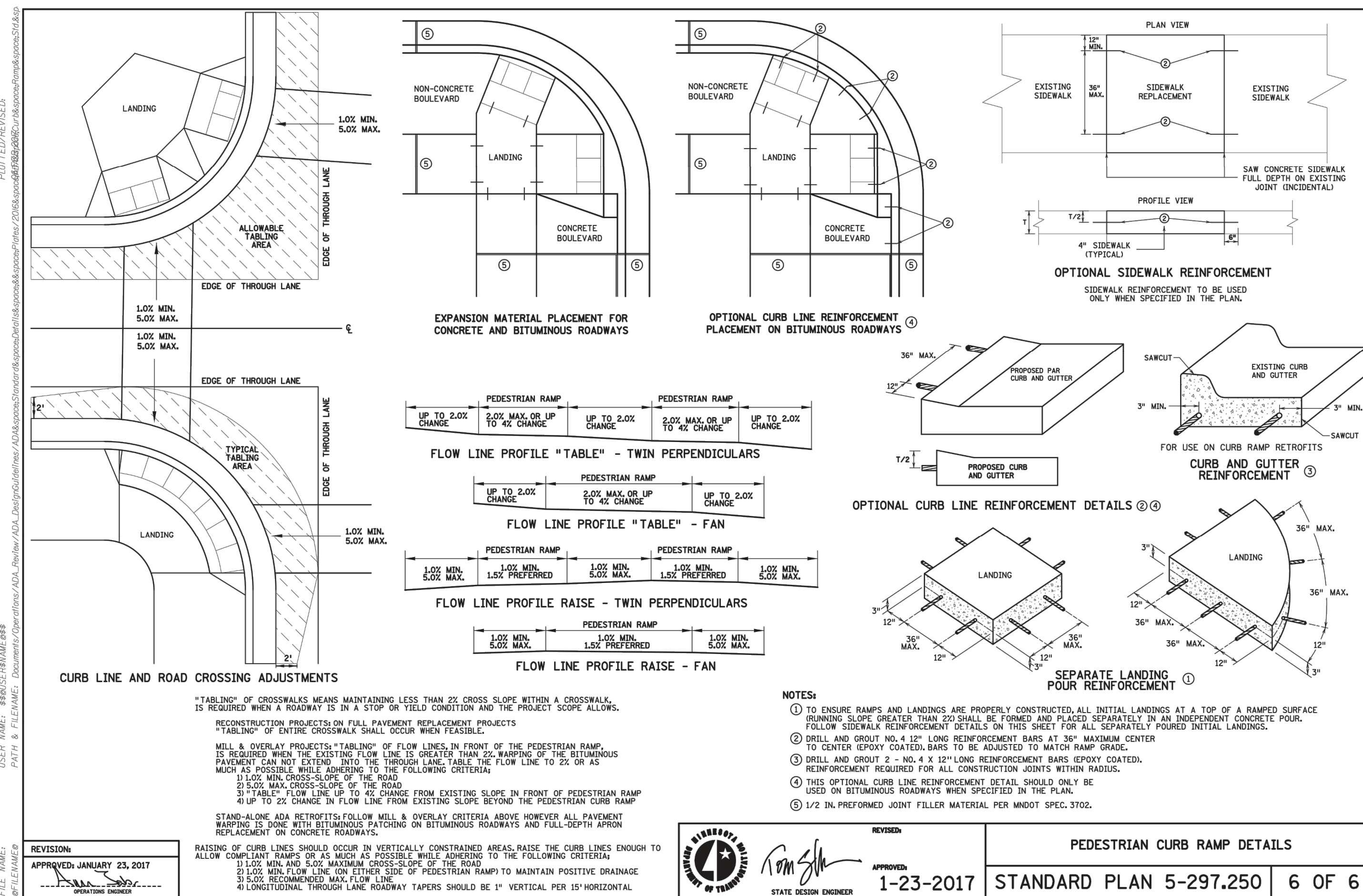
PEDESTRIAN CURB RAMP DETAILS
STANDARD PLAN 5-297.250 4 OF 6



STATE DESIGN ENGINEER

REVISION:
1-23-2017

PEDESTRIAN CURB RAMP DETAILS
STANDARD PLAN 5-297.250 5 OF 6

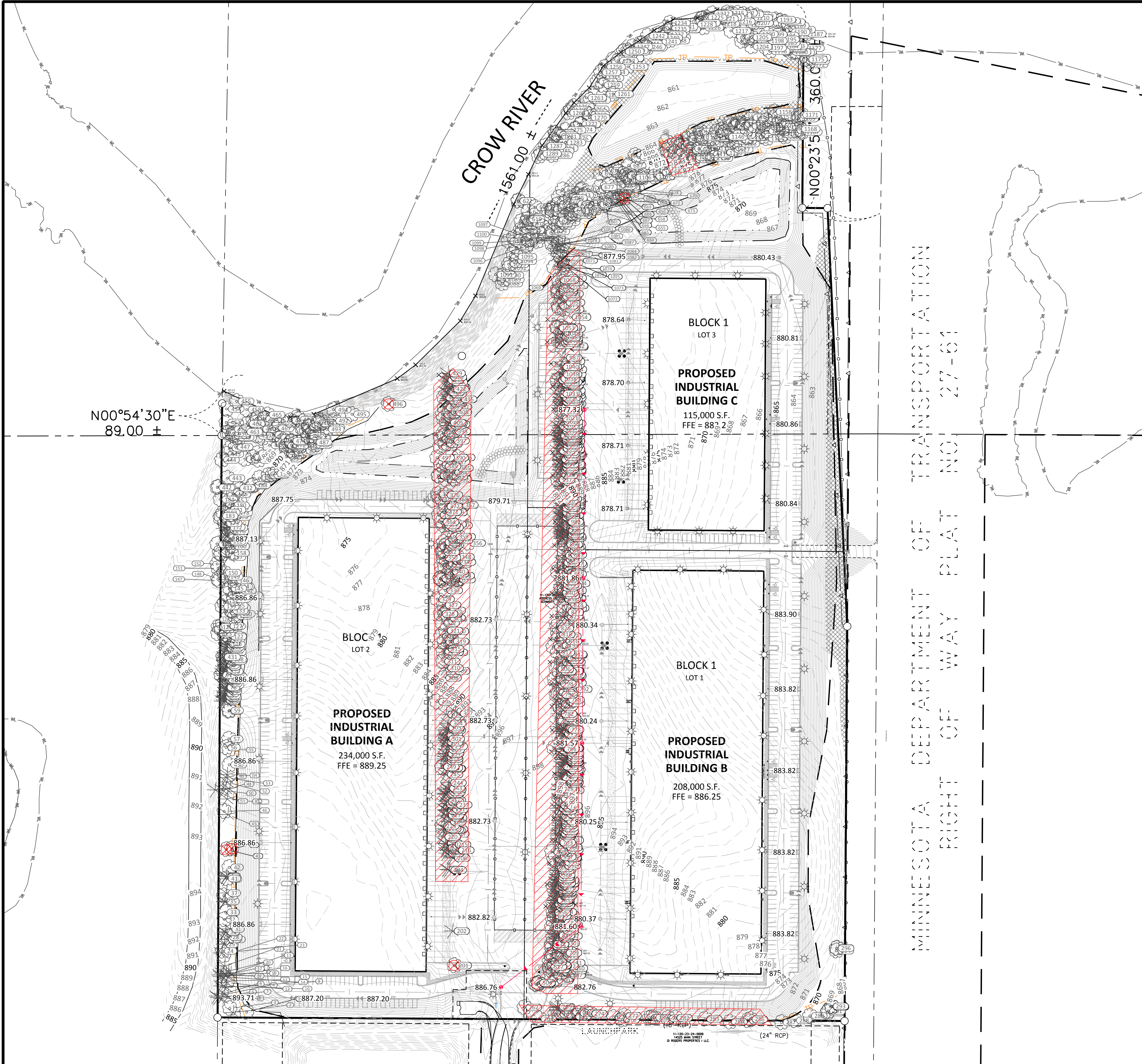


STATE DESIGN ENGINEER

REVISION:
1-23-2017

PEDESTRIAN CURB RAMP DETAILS
STANDARD PLAN 5-297.250 6 OF 6

24.15 (LWIS TECH) | EMILY CASTANIAS, PE (MN) | 11/14/2024 3:56:39 PM
C:\PROJECTS\151493\151493-10-01-TREE.DWG: TREE PRESERVATION PLAN



LEGEND

	PROPOSED	EXISTING	
PROPERTY LIMIT	---	---	STANDARD DUTY ASPHALT PAVING
CURB & GUTTER	---	---	CONCRETE PAVING
EASEMENT	---	---	CONCRETE SIDEWALK
BUILDING	---	---	TREES TO BE REMOVED
RETAINING WALL	---	---	
WETLAND LIMITS	---	---	
TREELINE	---	---	
LANDSCAPE EDGING	---	---	
STORM SEWER	---	---	
SANITARY SEWER	---	---	
FORCEMAIN (SAN.)	---	---	
WATERMAIN	---	---	
YARDDRAIN	---	---	
LIMITS OF DISTURBANCE	---	---	
TREE PROTECTION FENCE	---	---	
TREE TO BE REMOVED	---	---	
SIGN	---	---	
PIPE BOLLARD	---	---	
RIPRAP	---	---	

NORTH

0 100 200
SCALE IN FEET

NO	DATE	BY	CKD	APPR	COMMENT
	07/07/2024	TPK	JDB	JDB	SITE PLAN APPLICATION
	11/14/2024	TPK	JDB	JDB	SITE PLAN RESUBMITTAL

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.

Print Name: JOHN R. WORKMAN

Date: License #: 59119

PRELIMINARY
08/07/2024
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DESIGNED BY

CHECKED BY
JRW

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51493

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TREE PRESERVATION PLAN

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L0.01
27 OF 33
REV.

24.15 (LMS TECH) | EMILY CASTANIAS, PE (MN) | 11/14/2024 3:56:39 PM
C:\PROJECTS\151493\CAD\SHEETS\151493-01-TREE.DWG-TREE INVENTORY 1

A-Tag	DBH	B-Species	STATUS
1	6	Siberian Elm (Ulmus pumila)	REMOVE
2	35'	Red Pine (Pinus resinosa)	
3	6	American Elm (Ulmus americana)	
4	35'	Red Pine (Pinus resinosa)	
5	40'	Red Pine (Pinus resinosa)	
6	35'	Red Pine (Pinus resinosa)	
7	35'	Red Pine (Pinus resinosa)	
8	40'	Red Pine (Pinus resinosa)	
9	40'	Red Pine (Pinus resinosa)	
10	30'	Red Pine (Pinus resinosa)	
11	15	Siberian Elm (Ulmus pumila)	
12	35'	Red Pine (Pinus resinosa)	
13	35'	Red Pine (Pinus resinosa)	
14	35'	Red Pine (Pinus resinosa)	
15	35'	Red Pine (Pinus resinosa)	
16	35'	Red Pine (Pinus resinosa)	
17	40'	Red Pine (Pinus resinosa)	
18	25'	Red Pine (Pinus resinosa)	
19	35'	Red Pine (Pinus resinosa)	
20	35'	Red Pine (Pinus resinosa)	
21	20'	Red Pine (Pinus resinosa)	
22	11	Red Oak (Quercus rubra)	
23	25'	Red Pine (Pinus resinosa)	
24	6	Hackberry (Celtis occidentalis)	
25	15'	Red Pine (Pinus resinosa)	
26	25'	Red Pine (Pinus resinosa)	
27	35'	Red Pine (Pinus resinosa)	
28	9	Red Oak (Quercus rubra)	
29	35'	Red Pine (Pinus resinosa)	
30	35'	Red Pine (Pinus resinosa)	
31	12'	Red Cedar (Juniperus virginiana)	
32	10	Siberian Elm (Ulmus pumila)	
33	6	Hackberry (Celtis occidentalis)	
34	30'	Red Pine (Pinus resinosa)	
35	35'	Red Pine (Pinus resinosa)	
36	8	Siberian Elm (Ulmus pumila)	
37	30'	Red Pine (Pinus resinosa)	
38	25'	Red Pine (Pinus resinosa)	
39	30'	Red Pine (Pinus resinosa)	
40	35'	Red Pine (Pinus resinosa)	
41	13	American Elm (Ulmus americana)	
42	9	American Elm (Ulmus americana)	
43	12	Green Ash (Fraxinus pennsylvanica)	REMOVE
44	7	Hackberry (Celtis occidentalis)	REMOVE
45	35'	Red Pine (Pinus resinosa)	
46	9	American Elm (Ulmus americana)	
47	40'	Red Pine (Pinus resinosa)	
48	40'	Red Pine (Pinus resinosa)	
49	40'	Red Pine (Pinus resinosa)	
50	40'	Red Pine (Pinus resinosa)	
51	40'	Red Pine (Pinus resinosa)	
52	40'	Red Pine (Pinus resinosa)	
53	40'	Red Pine (Pinus resinosa)	
54	40'	Red Pine (Pinus resinosa)	
55	12	Siberian Elm (Ulmus pumila)	
56	6	Hackberry (Celtis occidentalis)	
57	7	Hackberry (Celtis occidentalis)	
58	6	Hackberry (Celtis occidentalis)	
59	7	Hackberry (Celtis occidentalis)	
60	40'	Red Pine (Pinus resinosa)	
61	40'	Red Pine (Pinus resinosa)	
62	15'	Red Pine (Pinus resinosa)	
63	40'	Red Pine (Pinus resinosa)	
64	40'	Red Pine (Pinus resinosa)	
65	40'	Red Pine (Pinus resinosa)	
66	35'	Red Pine (Pinus resinosa)	
67	35'	Red Pine (Pinus resinosa)	
68	40'	Red Pine (Pinus resinosa)	
69	40'	Red Pine (Pinus resinosa)	
70	20'	Red Pine (Pinus resinosa)	

71	40'	Red Pine (Pinus resinosa)	
72	40'	Red Pine (Pinus resinosa)	
73	40'	Red Pine (Pinus resinosa)	
74	40'	Red Pine (Pinus resinosa)	
75	25'	Red Pine (Pinus resinosa)	
76	40'	Red Pine (Pinus resinosa)	
77	6	American Elm (Ulmus americana)	
78	40'	Red Pine (Pinus resinosa)	
79	40'	Red Pine (Pinus resinosa)	
80	40'	Red Pine (Pinus resinosa)	
81	40'	Red Pine (Pinus resinosa)	
82	25'	Red Pine (Pinus resinosa)	
83	20'	Red Pine (Pinus resinosa)	
84	40'	Red Pine (Pinus resinosa)	
85	40'	Red Pine (Pinus resinosa)	
86	15'	Red Cedar (Juniperus virginiana)	
87	12	Box Elder (Acer negundo)	
88	40'	Red Pine (Pinus resinosa)	
89	30'	Red Pine (Pinus resinosa)	
90	40'	Red Pine (Pinus resinosa)	
91	14	American Elm (Ulmus americana)	
92	40'	Red Pine (Pinus resinosa)	
93	40'	Red Pine (Pinus resinosa)	
94	40'	Red Pine (Pinus resinosa)	
95	40'	Red Pine (Pinus resinosa)	
96	35'	Red Pine (Pinus resinosa)	
97	35'	Red Pine (Pinus resinosa)	
98	40'	Red Pine (Pinus resinosa)	
99	40'	Red Pine (Pinus resinosa)	
100	40'	Red Pine (Pinus resinosa)	
101	6	American Elm (Ulmus americana)	
102	40'	Red Pine (Pinus resinosa)	
103	6	American Elm (Ulmus americana)	
104	40'	Red Pine (Pinus resinosa)	
105	40'	Red Pine (Pinus resinosa)	
106	40'	Red Pine (Pinus resinosa)	
107	13	American Elm (Ulmus americana)	
108	35'	Red Pine (Pinus resinosa)	
109	10	American Elm (Ulmus americana)	
110	40'	Red Pine (Pinus resinosa)	
111	6	American Elm (Ulmus americana)	
112	40'	Red Pine (Pinus resinosa)	
113	35'	Red Pine (Pinus resinosa)	
114	6	American Elm (Ulmus americana)	
115	40'	Red Pine (Pinus resinosa)	
116	35'	Red Pine (Pinus resinosa)	
117	35'	Red Pine (Pinus resinosa)	
118	18	American Elm (Ulmus americana)	
119	6	American Elm (Ulmus americana)	
120	40'	Red Pine (Pinus resinosa)	
121	8	Box Elder (Acer negundo)	
122	6	Box Elder (Acer negundo)	
123	8	Box Elder (Acer negundo)	
124	7	Box Elder (Acer negundo)	
125	6	Box Elder (Acer negundo)	
126	6	Box Elder (Acer negundo)	
127	8	Box Elder (Acer negundo)	
128	8	American Elm (Ulmus americana)	
129	11	Box Elder (Acer negundo)	
130	6	Box Elder (Acer negundo)	
131	8	American Elm (Ulmus americana)	
132	6	Box Elder (Acer negundo)	
133	6	Box Elder (Acer negundo)	
134	40'	Red Pine (Pinus resinosa)	
135	40'	Red Pine (Pinus resinosa)	

136	6	American Elm (Ulmus americana)	REMOVE
137	6	American Elm (Ulmus americana)	
138	6	American Elm (Ulmus americana)	
139	19	Hackberry (Celtis occidentalis)	
140	7	American Elm (Ulmus americana)	
141	6	Box Elder (Acer negundo)	
142	6	Box Elder (Acer negundo)	
143	7	Box Elder (Acer negundo)	
144	6	Box Elder (Acer negundo)	
145	6	Hackberry (Celtis occidentalis)	
146	7	American Elm (Ulmus americana)	
147	7	Hackberry (Celtis occidentalis)	
148	6	Hackberry (Celtis occidentalis)	
149	7	Hackberry (Celtis occidentalis)	
150	25	Hackberry (Celtis occidentalis)	
151	7	Hackberry (Celtis occidentalis)	
152	7	Hackberry (Celtis occidentalis)	
153	14	Box Elder (Acer negundo)	
154	6	Hackberry (Celtis occidentalis)	
155	8	American Elm (Ulmus americana)	
156	14	American Elm (Ulmus americana)	
157	40'	Red Pine (Pinus resinosa)	
158	8	American Elm (Ulmus americana)	
159	40'	Red Pine (Pinus resinosa)	
160	8	Box Elder (Acer negundo)	
161	20	Box Elder (Acer negundo)	
162	40'	Red Pine (Pinus resinosa)	
163	40'	Red Pine (Pinus resinosa)	
164	40'	Red Pine (Pinus resinosa)	
165	6	American Elm (Ulmus americana)	
166	40'	Red Pine (Pinus resinosa)	
167	40'	Red Pine (Pinus resinosa)	
168	40'	Red Pine (Pinus resinosa)	
169	40'	Red Pine (Pinus resinosa)	
170	10	American Elm (Ulmus americana)	
171	7	Box Elder (Acer negundo)	
172	40'	Red Pine (Pinus resinosa)	
173	10	Box Elder (Acer negundo)	
174	6	Hackberry (Celtis occidentalis)	
175	12	Box Elder (Acer negundo)	
176	8	Box Elder (Acer negundo)	
177	12	Box Elder (Acer negundo)	
178	8	American Elm (Ulmus americana)	
179	12	American Elm (Ulmus americana)	
180	6	Box Elder (Acer negundo)	
181	27	Box Elder (Acer negundo)	
182	7	Hackberry (Celtis occidentalis)	
183	6	Hackberry (Celtis occidentalis)	
184	7	Box Elder (Acer negundo)	
185	10	Box Elder (Acer negundo)	
186	27	American Elm (Ulmus americana)	
187	7	Box Elder (Acer negundo)	
188	7	Box Elder (Acer negundo)	
189	16	Siberian Elm (Ulmus pumila)	
190	8	Siberian Elm (Ulmus pumila)	
191	9	Siberian Elm (Ulmus pumila)	
192	7	Siberian Elm (Ulmus pumila)	
193	13	Box Elder (Acer negundo)	
194	7	Hackberry (Celtis occidentalis)	
195	8	Box Elder (Acer negundo)	
196	8	Box Elder (Acer negundo)	
197	7	Hackberry (Celtis occidentalis)	
198	9	American Elm (Ulmus americana)	
199	14	American Elm (Ulmus americana)	

200	7	American Elm (Ulmus americana)	
201	6	Siberian Elm (Ulmus pumila)	REMOVE
202	20'	Red Pine (Pinus resinosa)	REMOVE
203	40'	Red Pine (Pinus resinosa)	REMOVE
204	40'	Red Pine (Pinus resinosa)	REMOVE
205	40'	Red Pine (Pinus resinosa)	REMOVE
206	40'	Red Pine (Pinus resinosa)	REMOVE
207	40'	Red Pine (Pinus resinosa)	REMOVE
208	25'	Red Pine (Pinus resinosa)	REMOVE
209	13	Siberian Elm (Ulmus pumila)	REMOVE
210	20'	Red Pine (Pinus resinosa)	REMOVE
211	35'	Red Pine (Pinus resinosa)	REMOVE
212	35'	Red Pine (Pinus resinosa)	REMOVE
213	35'	Red Pine (Pinus resinosa)	REMOVE
214	40'	Red Pine (Pinus resinosa)	REMOVE
215	40'	Red Pine (Pinus resinosa)	REMOVE
216	40'	Red Pine (Pinus resinosa)	REMOVE
217	11	Siberian Elm (Ulmus pumila)	REMOVE
218	6	Siberian Elm (Ulmus pumila)	REMOVE
219	40'	Red Pine (Pinus resinosa)	REMOVE
220	35'	Red Pine (Pinus resinosa)	REMOVE
221	35'	Red Pine (Pinus resinosa)	REMOVE
222	40'	Red Pine (Pinus resinosa)	REMOVE
223	25	Siberian Elm (Ulmus pumila)	REMOVE
224	40'	Red Pine (Pinus resinosa)	REMOVE
225	40'	Red Pine (Pinus resinosa)	REMOVE
226	35'	Red Pine (Pinus resinosa)	REMOVE
227	40'	Red Pine (Pinus resinosa)	REMOVE
228	35'	Red Pine (Pinus resinosa)	REMOVE
229	35'	Red Pine (Pinus resinosa)	REMOVE
230	35'	Red Pine (Pinus resinosa)	REMOVE
231	40'	Red Pine (Pinus resinosa)	REMOVE
232	25'	Red Pine (Pinus resinosa)	REMOVE
233	35'	Red Pine (Pinus resinosa)	REMOVE
234	20'	Red Pine (Pinus resinosa)	REMOVE
235	35'	Red Pine (Pinus resinosa)	REMOVE
236	35'	Red Pine (Pinus resinosa)	REMOVE
237	35'	Red Pine (Pinus resinosa)	REMOVE
238	40'	Red Pine (Pinus resinosa)	REMOVE
239	40'	Red Pine (Pinus resinosa)	REMOVE
240	40'	Red Pine (Pinus resinosa)	REMOVE
241	40'	Red Pine (Pinus resinosa)	REMOVE
242	15'	Red Pine (Pinus resinosa)	REMOVE
243	40'	Red Pine (Pinus resinosa)	REMOVE
244	40'	Red Pine (Pinus resinosa)	REMOVE
245	40'	Red Pine (Pinus resinosa)	REMOVE
246	35'	Red Pine (Pinus resinosa)	REMOVE
247	35'	Red Pine (Pinus resinosa)	REMOVE
248	35'	Red Pine (Pinus resinosa)	REMOVE
249	24	Siberian Elm (Ulmus pumila)	REMOVE
250	35'	Red Pine (Pinus resinosa)	REMOVE
251	35'	Red Pine (Pinus resinosa)	REMOVE
252	35'	Red Pine (Pinus resinosa)	REMOVE
253	35'	Red Pine (Pinus resinosa)	REMOVE
254	35'	Red Pine (Pinus resinosa)	REMOVE
255	35'	Red Pine (Pinus resinosa)	REMOVE
256	35'	Red Pine (Pinus resinosa)	REMOVE
257	30'	Red Pine (Pinus resinosa)	REMOVE
258	35'	Red Pine (Pinus resinosa)	REMOVE
259	35'	Red Pine (Pinus resinosa)	REMOVE
260	25'	Red Pine (Pinus resinosa)	REMOVE
261	30'	Red Pine (Pinus resinosa)	REMOVE
262	13	Siberian Elm (Ulmus pumila)	REMOVE
263	14	Siberian Elm (Ulmus pumila)	REMOVE
264	9	Box Elder (Acer negundo)	REMOVE
265	15	Box Elder (Acer negundo)	REMOVE
266	35'	Red Pine (Pinus resinosa)	REMOVE
267	35'	Red Pine (Pinus resinosa)	REMOVE
268	35'	Red Pine (Pinus resinosa)	REMOVE
269	30'	Red Pine (Pinus resinosa)	REMOVE
270	12	Box Elder (Acer negundo)	REMOVE
271	12	Box Elder (Acer negundo)	REMOVE
272	13	Box Elder (Acer negundo)	REMOVE
273	7	Box Elder (Acer negundo)	REMOVE
274	9	Box Elder (Acer negundo)	REMOVE

275	20	Box Elder (Acer negundo)	REMOVE
276	8	American Elm (Ulmus americana)	REMOVE
277	6	Siberian Elm (Ulmus pumila)	REMOVE
278	6	Box Elder (Acer negundo)	REMOVE
279	7	Box Elder (Acer negundo)	REMOVE
280	8	American Elm (Ulmus americana)	REMOVE
281	15	Siberian Elm (Ulmus pumila)	REMOVE
282	14	Siberian Elm (Ulmus pumila)	REMOVE
283	6	Siberian Elm (Ulmus pumila)	REMOVE
284	9	Siberian Elm (Ulmus pumila)	REMOVE
285	9	Box Elder (Acer negundo)	
286	15	Box Elder (Acer negundo)	REMOVE
287	11	American Elm (Ulmus americana)	
288	10	Box Elder (Acer negundo)	
289	10	Siberian Elm (Ulmus pumila)	
290	12	Siberian Elm (Ulmus pumila)	
291	12	Siberian Elm (Ulmus pumila)	
292	6	Siberian Elm (Ulmus pumila)	REMOVE
293	10	Siberian Elm (Ulmus pumila)	REMOVE
294	9	Siberian Elm (Ulmus pumila)	
295	10	Siberian Elm (Ulmus pumila)	
296	12	Siberian Elm (Ulmus pumila)	
297	20'	Red Cedar (Juniperous virginiana)	REMOVE
298	35'	Red Pine (Pinus resinosa)	REMOVE
299	35'	Red Pine (Pinus resinosa)	REMOVE
300	40'	Red Pine (Pinus resinosa)	REMOVE
301	7	Hackberry (Celtis occidentalis)	REMOVE
302	35'	Red Pine (Pinus resinosa)	REMOVE
303	40'	Red Pine (Pinus resinosa)	REMOVE
304	35'	Red Pine (Pinus resinosa)	REMOVE
305	40'	Red Pine (Pinus resinosa)	REMOVE
306	25'	Red Pine (Pinus resinosa)	REMOVE
307	7	Basswood (Tilia americana)	REMOVE
308	12	Box Elder (Acer negundo)	REMOVE
309	11	Box Elder (Acer negundo)	REMOVE
310	40'	Red Pine (Pinus resinosa)	REMOVE
311	7	Box Elder (Acer negundo)	REMOVE
312	22	Box Elder (Acer negundo)	REMOVE
313	40'	Red Pine (Pinus resinosa)	REMOVE
314	8	Box Elder (Acer negundo)	REMOVE
315	40'	Red Pine (Pinus resinosa)	REMOVE
316	8	Box Elder (Acer negundo)	REMOVE
317	8	Box Elder (Acer negundo)	REMOVE
318	6	Hackberry (Celtis occidentalis)	REMOVE
319	7	Green Ash (Fraxinus pennsylvanica)	REMOVE
320	11	Box Elder (Acer negundo)	REMOVE
321	17	Box Elder (Acer negundo)	REMOVE
322	6	Box Elder (Acer negundo)	REMOVE
323	6	Hackberry (Celtis occidentalis)	REMOVE
324	11	Hackberry (Celtis occidentalis)	REMOVE
325	6	American Elm (Ulmus americana)	REMOVE
326	6	Box Elder (Acer negundo)	REMOVE
327	6	American Elm (Ulmus americana)	REMOVE
328	10	American Elm (Ulmus americana)	REMOVE
329	13	Box Elder (Acer negundo)	REMOVE
330	14	Box Elder (Acer negundo)	REMOVE
331	10	Box Elder (Acer negundo)	REMOVE
332	11	Box Elder (Acer negundo)	REMOVE
333	12	Box Elder (Acer negundo)	REMOVE
334	11	Box Elder (Acer negundo)	REMOVE
335	6	Box Elder (Acer negundo)	REMOVE
336	9	Box Elder (Acer negundo)	REMOVE
337	8	Box Elder (Acer negundo)	REMOVE
338	6	Box Elder (Acer negundo)	REMOVE
339	6	Box Elder (Acer negundo)	REMOVE
340	8	Hackberry (Celtis occidentalis)	REMOVE
341	12	Box Elder (Acer negundo)	REMOVE
342	19	American Elm (Ulmus americana)	REMOVE

24.15 (LWS TECH) | EMILY CASTANIAS, PE (MN) | 11/14/2024 3:56:39 PM
L:\PROJECTS\1514993\CAD\SHEETS\1514993-01-TREE.DWG: TREE INVENTORY 2

413	35'	Red Pine (Pinus resinosa)	REMOVE
414	10	Siberian Elm (Ulmus pumila)	REMOVE
415	7	American Elm (Ulmus americana)	REMOVE
416	40'	Red Pine (Pinus resinosa)	REMOVE
417	35'	Red Pine (Pinus resinosa)	REMOVE
418	35'	Red Pine (Pinus resinosa)	REMOVE
419	30'	Red Pine (Pinus resinosa)	REMOVE
420	40'	Red Pine (Pinus resinosa)	REMOVE
421	40'	Red Pine (Pinus resinosa)	REMOVE
422	40'	Red Pine (Pinus resinosa)	REMOVE
423	40'	Red Pine (Pinus resinosa)	REMOVE
424	40'	Red Pine (Pinus resinosa)	REMOVE
425	35'	Red Pine (Pinus resinosa)	REMOVE
426	30'	Red Pine (Pinus resinosa)	REMOVE
427	40'	Red Pine (Pinus resinosa)	REMOVE
428	40'	Red Pine (Pinus resinosa)	REMOVE
429	40'	Red Pine (Pinus resinosa)	REMOVE
430	6	American Elm (Ulmus americana)	
431	6	American Elm (Ulmus americana)	
432	15	American Elm (Ulmus americana)	
433	29	Box Elder (Acer negundo)	
434	6	Basswood (Tilia americana)	
435	16	Box Elder (Acer negundo)	
436	6	Hackberry (Celtis occidentalis)	
437	23	Box Elder (Acer negundo)	
438	12	American Elm (Ulmus americana)	
439	6	Hackberry (Celtis occidentalis)	
440	13	Hackberry (Celtis occidentalis)	
441	9	American Elm (Ulmus americana)	
442	17	Box Elder (Acer negundo)	
443	13	American Elm (Ulmus americana)	
444	12	Box Elder (Acer negundo)	
445	10	Box Elder (Acer negundo)	
446	14	Box Elder (Acer negundo)	
447	12	Box Elder (Acer negundo)	
448	11	Box Elder (Acer negundo)	
449	12	Basswood (Tilia americana)	
450	19	Hackberry (Celtis occidentalis)	
451	6	White Oak (Quescus alba)	
452	11	Hackberry (Celtis occidentalis)	
453	16	White Oak (Quescus alba)	
454	7	Box Elder (Acer negundo)	
455	6	Box Elder (Acer negundo)	
456	16	White Oak (Quescus alba)	
457	12	American Elm (Ulmus americana)	
458	7	Hackberry (Celtis occidentalis)	
459	20	White Oak (Quescus alba)	
460	7	Hackberry (Celtis occidentalis)	
461	12	White Oak (Quescus alba)	
462	7	Hackberry (Celtis occidentalis)	
463	6	Hackberry (Celtis occidentalis)	
464	7	Hackberry (Celtis occidentalis)	
465	16	American Elm (Ulmus americana)	
466	14	Box Elder (Acer negundo)	
467	20	Box Elder (Acer negundo)	
468	13	American Elm (Ulmus americana)	
469	6	Hackberry (Celtis occidentalis)	
470	22	Hackberry (Celtis occidentalis)	
471	18	Hackberry (Celtis occidentalis)	
472	17	White Oak (Quescus alba)	
473	13	Hackberry (Celtis occidentalis)	
474	9	Box Elder (Acer negundo)	
475	13	American Elm (Ulmus americana)	
476	13	Box Elder (Acer negundo)	
477	10	Hackberry (Celtis occidentalis)	
478	11	Hackberry (Celtis occidentalis)	
479	12	Hackberry (Celtis occidentalis)	
480	6	Hackberry (Celtis occidentalis)	

481	7	Hackberry (Celtis occidentalis)	
482	8	Box Elder (Acer negundo)	
483	11	Box Elder (Acer negundo)	
484	6	Box Elder (Acer negundo)	
485	8	Box Elder (Acer negundo)	
486	6	Box Elder (Acer negundo)	
487	8	Box Elder (Acer negundo)	
488	7	Box Elder (Acer negundo)	
489	8	Box Elder (Acer negundo)	
490	8	Box Elder (Acer negundo)	
491	9	Box Elder (Acer negundo)	
492	12	Box Elder (Acer negundo)	
493	8	Siberian Elm (Ulmus pumila)	
494	7	American Elm (Ulmus americana)	
495	7	Siberian Elm (Ulmus pumila)	
496	8	Green Ash (Fraxinus pennsylvanica)	REMOVE
497	6	American Elm (Ulmus americana)	REMOVE
498	12	Box Elder (Acer negundo)	REMOVE
499	13	American Elm (Ulmus americana)	REMOVE
500	13	American Elm (Ulmus americana)	REMOVE
501	6	Siberian Elm (Ulmus pumila)	REMOVE
502	6	Siberian Elm (Ulmus pumila)	REMOVE
503	6	Siberian Elm (Ulmus pumila)	REMOVE
504	6	Siberian Elm (Ulmus pumila)	REMOVE
505	6	Siberian Elm (Ulmus pumila)	REMOVE
506	13	American Elm (Ulmus americana)	REMOVE
507	8	Box Elder (Acer negundo)	REMOVE
508	22	American Elm (Ulmus americana)	REMOVE
509	8	Siberian Elm (Ulmus pumila)	REMOVE
510	6	Siberian Elm (Ulmus pumila)	REMOVE
511	6	American Elm (Ulmus americana)	REMOVE
512	10	American Elm (Ulmus americana)	REMOVE
513	7	Box Elder (Acer negundo)	REMOVE
514	9	Box Elder (Acer negundo)	REMOVE
515	6	American Elm (Ulmus americana)	REMOVE
516	18	American Elm (Ulmus americana)	REMOVE
517	13	Box Elder (Acer negundo)	REMOVE
518	10	Siberian Elm (Ulmus pumila)	REMOVE
519	7	American Elm (Ulmus americana)	REMOVE
520	17	Siberian Elm (Ulmus pumila)	REMOVE
521	6	American Elm (Ulmus americana)	REMOVE
522	13	American Elm (Ulmus americana)	REMOVE
523	28	Siberian Elm (Ulmus pumila)	REMOVE
524	40'	Red Pine (Pinus resinosa)	REMOVE
525	40'	Red Pine (Pinus resinosa)	REMOVE
526	40'	Red Pine (Pinus resinosa)	REMOVE
527	40'	Red Pine (Pinus resinosa)	REMOVE
528	40'	Red Pine (Pinus resinosa)	REMOVE
529	40'	Red Pine (Pinus resinosa)	REMOVE
530	7	American Elm (Ulmus americana)	REMOVE
531	10	Siberian Elm (Ulmus pumila)	REMOVE
532	13	Siberian Elm (Ulmus pumila)	REMOVE
533	8	Siberian Elm (Ulmus pumila)	REMOVE
534	40'	Red Pine (Pinus resinosa)	REMOVE
535	40'	Red Pine (Pinus resinosa)	REMOVE
536	20'	Red Pine (Pinus resinosa)	REMOVE
537	8	American Elm (Ulmus americana)	REMOVE
538	40'	Red Pine (Pinus resinosa)	REMOVE
539	20'	Red Pine (Pinus resinosa)	REMOVE
540	12	Siberian Elm (Ulmus pumila)	REMOVE
541	40'	Red Pine (Pinus resinosa)	REMOVE
542	13	Siberian Elm (Ulmus pumila)	REMOVE
543	7	Siberian Elm (Ulmus pumila)	REMOVE
544	40'	Red Pine (Pinus resinosa)	REMOVE

545	40'	Red Pine (Pinus resinosa)	REMOVE
546	40'	Red Pine (Pinus resinosa)	REMOVE
547	40'	Red Pine (Pinus resinosa)	REMOVE
548	6	Siberian Elm (Ulmus pumila)	REMOVE
549	11	Siberian Elm (Ulmus pumila)	REMOVE
550	11	Siberian Elm (Ulmus pumila)	REMOVE
551	30'	Red Pine (Pinus resinosa)	REMOVE
552	35'	Red Pine (Pinus resinosa)	REMOVE
553	35'	Red Pine (Pinus resinosa)	REMOVE
554	35'	Red Pine (Pinus resinosa)	REMOVE
555	7	Siberian Elm (Ulmus pumila)	REMOVE
556	7	Siberian Elm (Ulmus pumila)	REMOVE
557	25'	Red Pine (Pinus resinosa)	REMOVE
558	25'	Red Pine (Pinus resinosa)	REMOVE
559	40'	Red Pine (Pinus resinosa)	REMOVE
560	30	Siberian Elm (Ulmus pumila)	REMOVE
561	11	Siberian Elm (Ulmus pumila)	REMOVE
562	30'	Red Pine (Pinus resinosa)	REMOVE
563	35'	Red Pine (Pinus resinosa)	REMOVE
564	40'	Red Pine (Pinus resinosa)	REMOVE
565	40'	Red Pine (Pinus resinosa)	REMOVE
566	40'	Red Pine (Pinus resinosa)	REMOVE
567	35'	Red Pine (Pinus resinosa)	REMOVE
568	40'	Red Pine (Pinus resinosa)	REMOVE
569	40'	Red Pine (Pinus resinosa)	REMOVE
570	35'	Red Pine (Pinus resinosa)	REMOVE
571	40'	Red Pine (Pinus resinosa)	REMOVE
572	40'	Red Pine (Pinus resinosa)	REMOVE
573	40'	Red Pine (Pinus resinosa)	REMOVE
574	8	Siberian Elm (Ulmus pumila)	REMOVE
575	40'	Red Pine (Pinus resinosa)	REMOVE
576	6	Siberian Elm (Ulmus pumila)	REMOVE
577	6	Siberian Elm (Ulmus pumila)	REMOVE
578	7	Siberian Elm (Ulmus pumila)	REMOVE
579	6	Siberian Elm (Ulmus pumila)	REMOVE
580	40'	Red Pine (Pinus resinosa)	REMOVE
581	40'	Red Pine (Pinus resinosa)	REMOVE
582	40'	Red Pine (Pinus resinosa)	REMOVE
583	40'	Red Pine (Pinus resinosa)	REMOVE
584	40'	Red Pine (Pinus resinosa)	REMOVE
585	40'	Red Pine (Pinus resinosa)	
586	40'	Red Pine (Pinus resinosa)	
587	40'	Red Pine (Pinus resinosa)	
588	40'	Red Pine (Pinus resinosa)	
589	40'	Red Pine (Pinus resinosa)	
590	40'	Red Pine (Pinus resinosa)	
591	13	Siberian Elm (Ulmus pumila)	
592	20'	Red Pine (Pinus resinosa)	
593	25'	Red Pine (Pinus resinosa)	
594	15'	Red Pine (Pinus resinosa)	
595	15'	Red Pine (Pinus resinosa)	
596	20'	Red Pine (Pinus resinosa)	
597	40'	Red Pine (Pinus resinosa)	
598	14	Siberian Elm (Ulmus pumila)	REMOVE
599	8	Siberian Elm (Ulmus pumila)	
600	7	Siberian Elm (Ulmus pumila)	
601	6	Basswood (Tilia americana)	
602	9	Basswood (Tilia americana)	
603	11	Green Ash (Fraxinus pennsylvanica)	
604	9	White Oak (Quescus alba)	
605	6	Basswood (Tilia americana)	
606	15	Basswood (Tilia americana)	
607	21	Basswood (Tilia americana)	
608	6	White Oak (Quescus alba)	
609	6	Ironwood (Ostrya virginiana)	
610	8	Basswood (Tilia americana)	
611	6	White Oak (Quescus alba)	
612	6	White Oak (Quescus alba)	
613	6	Ironwood (Ostrya virginiana)	
614	6	Ironwood (Ostrya virginiana)	
615	6	Ironwood (Ostrya virginiana)	
616	12	Basswood (Tilia americana)	
617	6	Ironwood (Ostrya virginiana)	
618	6	Basswood (Tilia americana)	

619	6	Bitternut Hickory (Carya cordiformis)	
620	9	Basswood (Tilia americana)	
621	13	Basswood (Tilia americana)	
622	6	Ironwood (Ostrya virginiana)	
623	12	Basswood (Tilia americana)	
624	11	Red Oak (Quercus rubra)	
625	10	Green Ash (Fraxinus pennsylvanica)	
626	7	Green Ash (Fraxinus pennsylvanica)	
627	10	Basswood (Tilia americana)	
628	13	Green Ash (Fraxinus pennsylvanica)	
629	6	Hackberry (Celtis occidentalis)	
630	6	Hackberry (Celtis occidentalis)	
631	6	Box Elder (Acer negundo)	
632	14	Green Ash (Fraxinus pennsylvanica)	
633	10	Green Ash (Fraxinus pennsylvanica)	
634	7	Green Ash (Fraxinus pennsylvanica)	
635	10	Green Ash (Fraxinus pennsylvanica)	
636	13	Hackberry (Celtis occidentalis)	
637	10	American Elm (Ulmus americana)	
638	9	American Elm (Ulmus americana)	
639	19	American Elm (Ulmus americana)	
640	6	American Elm (Ulmus americana)	
641	13	Green Ash (Fraxinus pennsylvanica)	
642	13	Box Elder (Acer negundo)	
643	15	Box Elder (Acer negundo)	
644	13	Green Ash (Fraxinus pennsylvanica)	
645	7	American Elm (Ulmus americana)	
646	9	Box Elder (Acer negundo)	
647	13	Box Elder (Acer negundo)	
648	12	Green Ash (Fraxinus pennsylvanica)	
649	12	White Oak (Quescus alba)	
650	6	Basswood (Tilia americana)	
651	6	Green Ash (Fraxinus pennsylvanica)	
652	12	Green Ash (Fraxinus pennsylvanica)	
653	18	Hackberry (Celtis occidentalis)	
654	9	Box Elder (Acer negundo)	
655	6	Box Elder (Acer negundo)	
656	13	Hackberry (Celtis occidentalis)	
657	14	Green Ash (Fraxinus pennsylvanica)	
658	13	Box Elder (Acer negundo)	
659	9	Green Ash (Fraxinus pennsylvanica)	
660	11	American Elm (Ulmus americana)	
661	16	Green Ash (Fraxinus pennsylvanica)	REMOVE
662	7	Hackberry (Celtis occidentalis)	
663	9	Green Ash (Fraxinus pennsylvanica)	REMOVE
664	8	Green Ash (Fraxinus pennsylvanica)	
665	9	Green Ash (Fraxinus pennsylvanica)	REMOVE
666	14	Green Ash (Fraxinus pennsylvanica)	REMOVE
667	9	Green Ash (Fraxinus pennsylvanica)	REMOVE
668	6	American Elm (Ulmus americana)	REMOVE
669	7	Green Ash (Fraxinus pennsylvanica)	REMOVE
670	9	Green Ash (Fraxinus pennsylvanica)	
671	7	Green Ash (Fraxinus pennsylvanica)	

672	14	Hackberry (Celtis occidentalis)	
673	22	Green Ash (Fraxinus pennsylvanica)	REMOVE
674	6	Green Ash (Fraxinus pennsylvanica)	
675	9	Box Elder (Acer negundo)	
676	8	Box Elder (Acer negundo)	
677	11	Green Ash (Fraxinus pennsylvanica)	
678	12	Green Ash (Fraxinus pennsylvanica)	
679	9	Green Ash (Fraxinus pennsylvanica)	
680	6	Box Elder (Acer negundo)	
681	11	American Elm (Ulmus americana)	
682	6	American Elm (Ulmus americana)	
683	12	Green Ash (Fraxinus pennsylvanica)	
684	27	Green Ash (Fraxinus pennsylvanica)	
685	6	American Elm (Ulmus americana)	
686	11	Box Elder (Acer negundo)	
687	7	American Elm (Ulmus americana)	
688	8	American Elm (Ulmus americana)	
689	6	Green Ash (Fraxinus pennsylvanica)	
690	10	Green Ash (Fraxinus pennsylvanica)	
691	11	Hackberry (Celtis occidentalis)	
692	6	Box Elder (Acer negundo)	REMOVE
693	15	Green Ash (Fraxinus pennsylvanica)	REMOVE
694	6	Box Elder (Acer negundo)	REMOVE
695	12	Hackberry (Celtis occidentalis)	REMOVE
696	12	Hackberry (Celtis occidentalis)	REMOVE
697	10	Box Elder (Acer negundo)	
698	7	Hackberry (Celtis occidentalis)	
699	6	Hackberry (Celtis occidentalis)	
700	8	Hackberry (Celtis occidentalis)	REMOVE
701	6	Siberian Elm (Ulmus pumila)	
702	40'	Red Pine (Pinus resinosa)	
703	40'	Red Pine (Pinus resinosa)	
704	35'	Red Pine (Pinus resinosa)	
705	35'	Red Pine (Pinus resinosa)	
706	35'	Red Pine (Pinus resinosa)	
707	30'	Red Pine (Pinus resinosa)	
708	22	Siberian Elm (Ulmus pumila)	
709	15'	Red Pine (Pinus resinosa)	
710	40'	Red Pine (Pinus resinosa)	
711	15'	Red Pine (Pinus resinosa)	
712	40'	Red Pine (Pinus resinosa)	
713	40'	Red Pine (Pinus resinosa)	
714	12'	Red Pine (Pinus resinosa)	
715	40'	Red Pine (Pinus resinosa)	
716	12'	Red Pine (Pinus resinosa)	
717	12'	Red Pine (Pinus resinosa)	
718	15'	Red Pine (Pinus resinosa)	
719	40'	Red Pine (Pinus resinosa)	
720	40'	Red Pine (Pinus resinosa)	
721	40'	Red Pine (Pinus resinosa)	
722	35'	Red Pine (Pinus resinosa)	
723	20'	Red Pine (Pinus resinosa)	
724	40'	Red Pine (Pinus resinosa)	
725	11	Siberian Elm (Ulmus pumila)	
726	40'	Red Pine (Pinus resinosa)	
727	40'	Red Pine (Pinus resinosa)	
728	40'	Red Pine (Pinus resinosa)	
729	20'	Red Pine (Pinus resinosa)	
730	15'	Red Pine (Pinus resinosa)	
731	15'	Red Pine (Pinus resinosa)	
732	15'	Red Pine (Pinus resinosa)	
733	20'	Red Pine (Pinus resinosa)	
734	25'	Red Pine (Pinus resinosa)	
735	25'	Red Pine (Pinus resinosa)	
736	40'	Red Pine (Pinus resinosa)	

737	25'	Red Pine (Pinus resinosa)	
738	35'	Red Pine (Pinus resinosa)	
739	40'	Red Pine (Pinus resinosa)	
740	40'	Red Pine (Pinus resinosa)	
741	40'	Red Pine (Pinus resinosa)	
742	40'	Red Pine (Pinus resinosa)	
743	40'	Red Pine (Pinus resinosa)	
744	40'	Red Pine (Pinus resinosa)	
745	30'	Red Pine (Pinus resinosa)	
746	20'	Red Pine (Pinus resinosa)	
747	40'	Red Pine (Pinus resinosa)	
748	25'	Red Pine (Pinus resinosa)	
749	25'	Red Pine (Pinus resinosa)	
750	40'	Red Pine (Pinus resinosa)	
751	40'	Red Pine (Pinus resinosa)	
752	25'	Red Pine (Pinus resinosa)	
753	30'	Red Pine (Pinus resinosa)	
754	25'	Red Pine (Pinus resinosa)	
755	6	Siberian Elm (Ulmus pumila)	
756	40'	Red Pine (Pinus resinosa)	
757	40'	Red Pine (Pinus resinosa)	
758	35'	Red Pine (Pinus resinosa)	
759	40'	Red Pine (Pinus resinosa)	
760	35'	Red Pine (Pinus resinosa)	
761	35'	Red Pine (Pinus resinosa)	
762	7	Box Elder (Acer negundo)	
763	30'	Red Pine (Pinus resinosa)	
764	35'	Red Pine (Pinus resinosa)	
765	30'	Red Pine (Pinus resinosa)	
766	20'	Red Pine (Pinus resinosa)	
767	35'	Red Pine (Pinus resinosa)	
768	30'	Red Pine (Pinus resinosa)	
769	25'	Red Pine (Pinus resinosa)	
770	35'	Red Pine (Pinus resinosa)	
771	35'	Red Pine (Pinus resinosa)	
772	25'	Red Pine (Pinus resinosa)	
773	25'	Red Pine (Pinus resinosa)	
774	25'	Red Pine (Pinus resinosa)	
775	25'	Red Pine (Pinus resinosa)	
776	20'	Red Pine (Pinus resinosa)	
777	15'	Red Pine (Pinus resinosa)	
778	25'	Red Pine (Pinus resinosa)	
779	30'	Red Pine (Pinus resinosa)	
780	7	Box Elder (Acer negundo)	
781	25'	Red Pine (Pinus resinosa)	
782	30'	Red Pine (Pinus resinosa)	
783	7	Hackberry (Celtis occidentalis)	
784	6	Hackberry (Celtis occidentalis)	
785	20'	Red Pine (Pinus resinosa)	
786	6	American Elm (Ulmus americana)	
787	20'	Red Pine (Pinus resinosa)	
788	6	American Elm (Ulmus americana)	
789	12	Siberian Elm (Ulmus pumila)	
790	10	Box Elder (Acer negundo)	
791	8	Box Elder (Acer negundo)	
792	6	Siberian Elm (Ulmus pumila)	
793	35'	Red Pine (Pinus resinosa)	
794	30'	Red Pine (Pinus resinosa)	
795	35'	Red Pine (Pinus resinosa)	
796	35'	Red Pine (Pinus resinosa)	
797	7	Siberian Elm (Ulmus pumila)	
798	40'	Red Pine (Pinus resinosa)	
799	6	American Elm (Ulmus americana)	
800	40'	Red Pine (Pinus resinosa)	
801	40'	Red Pine (Pinus resinosa)	
802	25'	Red Pine (Pinus resinosa)	
803	35'	Red Pine (Pinus resinosa)	
804	20'	Red Pine (Pinus resinosa)	
805	6	American Elm (Ulmus americana)	
806	6	Hackberry (Celtis occidentalis)	
807	40'	Red Pine (Pinus resinosa)	

24.15 (LMS TECH) | EMILY CASTANIAS, PE (MN) | 11/14/2024 3:56:39 PM
C:\PROJECTS\515493\CAD\SHEETS\515493-10-01-TREE.DWG TREE INVENTORY 3

808	35'	Red Pine (Pinus resinosa)	
809	35'	Red Pine (Pinus resinosa)	
810	35'	Red Pine (Pinus resinosa)	
811	30'	Red Pine (Pinus resinosa)	
812	30'	Red Pine (Pinus resinosa)	
813	6	Box Elder (Acer negundo)	
814	7	Siberian Elm (Ulmus pumila)	
815	9	Siberian Elm (Ulmus pumila)	
816	8	Siberian Elm (Ulmus pumila)	
817	6	Siberian Elm (Ulmus pumila)	
818	6	Box Elder (Acer negundo)	
819	7	Siberian Elm (Ulmus pumila)	
820	20'	Red Pine (Pinus resinosa)	
821	40'	Red Pine (Pinus resinosa)	
822	30'	Red Pine (Pinus resinosa)	
823	30'	Red Pine (Pinus resinosa)	
824	6	Siberian Elm (Ulmus pumila)	
825	10	Siberian Elm (Ulmus pumila)	
826	35'	Red Pine (Pinus resinosa)	
827	25'	Red Pine (Pinus resinosa)	
828	30'	Red Pine (Pinus resinosa)	
829	25'	Red Pine (Pinus resinosa)	
830	20'	Red Pine (Pinus resinosa)	
831	30'	Red Pine (Pinus resinosa)	
832	35'	Red Pine (Pinus resinosa)	
833	7	Siberian Elm (Ulmus pumila)	
834	8	Siberian Elm (Ulmus pumila)	
835	7	Siberian Elm (Ulmus pumila)	REMOVE
836	40'	Red Pine (Pinus resinosa)	
837	20'	Red Pine (Pinus resinosa)	
838	25'	Red Pine (Pinus resinosa)	
839	23	Siberian Elm (Ulmus pumila)	
840	35'	Red Pine (Pinus resinosa)	
841	6	Siberian Elm (Ulmus pumila)	
842	8	Siberian Elm (Ulmus pumila)	REMOVE
843	30'	Red Pine (Pinus resinosa)	
844	35'	Red Pine (Pinus resinosa)	
845	35'	Red Pine (Pinus resinosa)	
846	35'	Red Pine (Pinus resinosa)	
847	40'	Red Pine (Pinus resinosa)	
848	40'	Red Pine (Pinus resinosa)	
849	40'	Red Pine (Pinus resinosa)	
850	40'	Red Pine (Pinus resinosa)	
851	35'	Red Pine (Pinus resinosa)	
852	6	Siberian Elm (Ulmus pumila)	
853	30'	Red Pine (Pinus resinosa)	
854	10	Siberian Elm (Ulmus pumila)	
855	8	Siberian Elm (Ulmus pumila)	
856	7	Siberian Elm (Ulmus pumila)	
857	8	Siberian Elm (Ulmus pumila)	
858	35'	Red Pine (Pinus resinosa)	
859	40'	Red Pine (Pinus resinosa)	
860	40'	Red Pine (Pinus resinosa)	
861	8	Siberian Elm (Ulmus pumila)	
862	35'	Red Pine (Pinus resinosa)	
863	30'	Red Pine (Pinus resinosa)	
864	30'	Red Pine (Pinus resinosa)	
865	8	American Elm (Ulmus americana)	
866	40'	Red Pine (Pinus resinosa)	
867	40'	Red Pine (Pinus resinosa)	
868	40'	Red Pine (Pinus resinosa)	
869	40'	Red Pine (Pinus resinosa)	
870	40'	Red Pine (Pinus resinosa)	
871	40'	Red Pine (Pinus resinosa)	
872	40'	Red Pine (Pinus resinosa)	
873	40'	Red Pine (Pinus resinosa)	
874	40'	Red Pine (Pinus resinosa)	
875	40'	Red Pine (Pinus resinosa)	
876	40'	Red Pine (Pinus resinosa)	
877	40'	Red Pine (Pinus resinosa)	
878	40'	Red Pine (Pinus resinosa)	
879	40'	Red Pine (Pinus resinosa)	
880	40'	Red Pine (Pinus resinosa)	
881	30'	Red Pine (Pinus resinosa)	
882	30'	Red Pine (Pinus resinosa)	
883	25'	Red Pine (Pinus resinosa)	
884	25'	Red Pine (Pinus resinosa)	

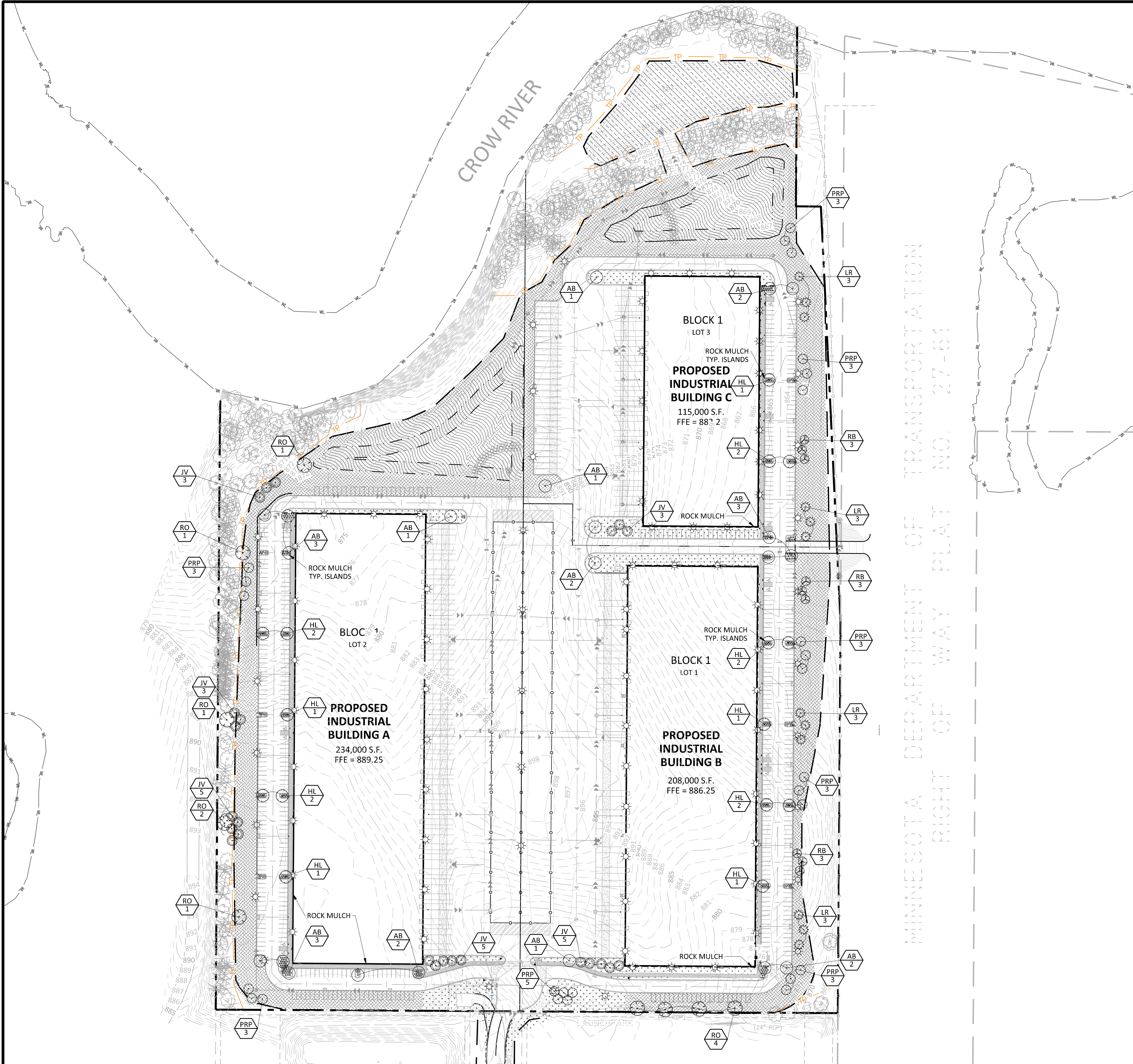
885	25'	Red Pine (Pinus resinosa)	
886	25'	Red Pine (Pinus resinosa)	
887	9	Siberian Elm (Ulmus pumila)	
888	15'	Red Pine (Pinus resinosa)	
890	15'	Red Pine (Pinus resinosa)	
891	15'	Red Pine (Pinus resinosa)	
892	6	Siberian Elm (Ulmus pumila)	
893	15'	Red Pine (Pinus resinosa)	
894	15'	Red Pine (Pinus resinosa)	
895	25'	Red Pine (Pinus resinosa)	
896	30'	Red Pine (Pinus resinosa)	
897	30'	Red Pine (Pinus resinosa)	
898	30'	Red Pine (Pinus resinosa)	
899	25'	Red Pine (Pinus resinosa)	
900	25'	Red Pine (Pinus resinosa)	
901	30'	Red Pine (Pinus resinosa)	
902	15'	Red Pine (Pinus resinosa)	
903	30'	Red Pine (Pinus resinosa)	
904	30'	Red Pine (Pinus resinosa)	
905	30'	Red Pine (Pinus resinosa)	
906	20'	Red Pine (Pinus resinosa)	
907	20'	Red Pine (Pinus resinosa)	
908	20'	Red Pine (Pinus resinosa)	
909	20'	Red Pine (Pinus resinosa)	
910	25'	Red Pine (Pinus resinosa)	
911	40'	Red Pine (Pinus resinosa)	
912	40'	Red Pine (Pinus resinosa)	
913	30'	Red Pine (Pinus resinosa)	
914	40'	Red Pine (Pinus resinosa)	
915	40'	Red Pine (Pinus resinosa)	
916	40'	Red Pine (Pinus resinosa)	
917	40'	Red Pine (Pinus resinosa)	
918	40'	Red Pine (Pinus resinosa)	
919	30'	Red Pine (Pinus resinosa)	
920	40'	Red Pine (Pinus resinosa)	
921	40'	Red Pine (Pinus resinosa)	
922	40'	Red Pine (Pinus resinosa)	
923	40'	Red Pine (Pinus resinosa)	
924	40'	Red Pine (Pinus resinosa)	
925	40'	Red Pine (Pinus resinosa)	
926	40'	Red Pine (Pinus resinosa)	
927	6	American Elm (Ulmus americana)	
928	40'	Red Pine (Pinus resinosa)	
929	40'	Red Pine (Pinus resinosa)	
930	40'	Red Pine (Pinus resinosa)	
931	40'	Red Pine (Pinus resinosa)	
932	40'	Red Pine (Pinus resinosa)	
933	40'	Red Pine (Pinus resinosa)	
934	40'	Red Pine (Pinus resinosa)	
935	40'	Red Pine (Pinus resinosa)	
936	40'	Red Pine (Pinus resinosa)	
937	40.8	Siberian Elm (Ulmus pumila)	
938	40'	Red Pine (Pinus resinosa)	
939	30'	Red Pine (Pinus resinosa)	
940	25'	Red Pine (Pinus resinosa)	
941	25'	Red Pine (Pinus resinosa)	
942	25'	Red Pine (Pinus resinosa)	
943	30'	Red Pine (Pinus resinosa)	
944	15'	Red Pine (Pinus resinosa)	
945	20'	Red Pine (Pinus resinosa)	
946	20'	Red Pine (Pinus resinosa)	
947	25'	Red Pine (Pinus resinosa)	
948	30'	Red Pine (Pinus resinosa)	
949	30'	Red Pine (Pinus resinosa)	
950	15'	Red Pine (Pinus resinosa)	
951	25'	Red Pine (Pinus resinosa)	
952	20'	Red Pine (Pinus resinosa)	
953	40'	Red Pine (Pinus resinosa)	
954	30'	Red Pine (Pinus resinosa)	
955	30'	Red Pine (Pinus resinosa)	
956	25'	Red Pine (Pinus resinosa)	
957	30'	Red Pine (Pinus resinosa)	
958	30'	Red Pine (Pinus resinosa)	
959	30'	Red Pine (Pinus resinosa)	
960	40'	Red Pine (Pinus resinosa)	
961	40'	Red Pine (Pinus resinosa)	
962	35'	Red Pine (Pinus resinosa)	

963	15'	Red Pine (Pinus resinosa)	
964	40'	Red Pine (Pinus resinosa)	
965	15'	Red Pine (Pinus resinosa)	
966	40'	Red Pine (Pinus resinosa)	
967	30'	Red Pine (Pinus resinosa)	
968	15'	Red Cedar (Juniperous virginiana)	
969	30'	Red Pine (Pinus resinosa)	
970	35'	Red Pine (Pinus resinosa)	
971	25'	Red Pine (Pinus resinosa)	
972	35'	Red Pine (Pinus resinosa)	
973	40'	Red Pine (Pinus resinosa)	
974	25'	Red Pine (Pinus resinosa)	
975	25'	Red Pine (Pinus resinosa)	
976	30'	Red Pine (Pinus resinosa)	
977	30'	Red Pine (Pinus resinosa)	
978	30'	Red Pine (Pinus resinosa)	
979	40'	Red Pine (Pinus resinosa)	
980	40'	Red Pine (Pinus resinosa)	
981	30'	Red Pine (Pinus resinosa)	
982	15'	Red Pine (Pinus resinosa)	
983	30'	Red Pine (Pinus resinosa)	
984	13	Siberian Elm (Ulmus pumila)	
985	25'	Red Pine (Pinus resinosa)	
986	15'	Red Pine (Pinus resinosa)	
987	25'	Red Pine (Pinus resinosa)	
988	30'	Red Pine (Pinus resinosa)	
989	40'	Red Pine (Pinus resinosa)	
990	40'	Red Pine (Pinus resinosa)	
991	40'	Red Pine (Pinus resinosa)	
992	40'	Red Pine (Pinus resinosa)	
993	30'	Red Pine (Pinus resinosa)	
994	20'	Red Pine (Pinus resinosa)	
995	20'	Red Pine (Pinus resinosa)	
996	7	Box Elder (Acer negundo)	
997	40'	Red Pine (Pinus resinosa)	
998	40'	Red Pine (Pinus resinosa)	
999	15'	Red Pine (Pinus resinosa)	
1000	30'	Red Pine (Pinus resinosa)	
1001	40'	Red Pine (Pinus resinosa)	
1002	40'	Red Pine (Pinus resinosa)	
1003	40'	Red Pine (Pinus resinosa)	
1004	30'	Red Pine (Pinus resinosa)	
1005	40'	Red Pine (Pinus resinosa)	
1006	40'	Red Pine (Pinus resinosa)	
1007	35'	Red Pine (Pinus resinosa)	
1008	35'	Red Pine (Pinus resinosa)	
1009	35'	Red Pine (Pinus resinosa)	
1010	30'	Red Pine (Pinus resinosa)	
1011	35'	Red Pine (Pinus resinosa)	
1012	35'	Red Pine (Pinus resinosa)	
1013	40'	Red Pine (Pinus resinosa)	
1014	40'	Red Pine (Pinus resinosa)	
1015	40'	Red Pine (Pinus resinosa)	
1016	40'	Red Pine (Pinus resinosa)	
1017	40'	Red Pine (Pinus resinosa)	
1018	30'	Red Pine (Pinus resinosa)	
1019	40'	Red Pine (Pinus resinosa)	
1020	40'	Red Pine (Pinus resinosa)	
1021	40'	Red Pine (Pinus resinosa)	
1022	40'	Red Pine (Pinus resinosa)	
1023	35'	Red Pine (Pinus resinosa)	
1024	40'	Red Pine (Pinus resinosa)	
1025	40'	Red Pine (Pinus resinosa)	
1026	40'	Red Pine (Pinus resinosa)	
1027	40'	Red Pine (Pinus resinosa)	
1028	40'	Red Pine (Pinus resinosa)	
1029	40'	Red Pine (Pinus resinosa)	
1030	30'	Red Pine (Pinus resinosa)	
1031	40'	Red Pine (Pinus resinosa)	
1032	25'	Red Pine (Pinus resinosa)	
1033	40'	Red Pine (Pinus resinosa)	
1034	40'	Red Pine (Pinus resinosa)	
1035	40'	Red Pine (Pinus resinosa)	
1036	8	Box Elder (Acer negundo)	
1037	12	Siberian Elm (Ulmus pumila)	
1038	40'	Red Pine (Pinus resinosa)	
1039	40'	Red Pine (Pinus resinosa)	

1040	40'	Red Pine (Pinus resinosa)	
1041	20'	Red Pine (Pinus resinosa)	
1042	20'	Red Pine (Pinus resinosa)	REMOVE
1043	6	Green Ash (Fraxinus pennsylvanica)	REMOVE
1044	7	Siberian Elm (Ulmus pumila)	REMOVE
1045	40'	Red Pine (Pinus resinosa)	REMOVE
1046	40'	Red Pine (Pinus resinosa)	REMOVE
1047	8	Box Elder (Acer negundo)	REMOVE
1048	40'	Red Pine (Pinus resinosa)	REMOVE
1049	8	Box Elder (Acer negundo)	REMOVE
1050	6	Basswood (Tilia americana)	REMOVE
1051	19	Box Elder (Acer negundo)	REMOVE
1052	23	Silver Maple (Acer saccharinum)	REMOVE
1053	8	Box Elder (Acer negundo)	REMOVE
1054	6	Silver Maple (Acer saccharinum)	REMOVE
1055	7	Box Elder (Acer negundo)	REMOVE
1056	8	Green Ash (Fraxinus pennsylvanica)	REMOVE
1057	6	Box Elder (Acer negundo)	REMOVE
1058	15	Box Elder (Acer negundo)	REMOVE
1059	40'	Red Pine (Pinus resinosa)	REMOVE
1060	10	Hackberry (Celtis occidentalis)	REMOVE
1061	10	Box Elder (Acer negundo)	REMOVE
1062	7	Box Elder (Acer negundo)	REMOVE
1063	7	Box Elder (Acer negundo)	REMOVE
1064	11	Green Ash (Fraxinus pennsylvanica)	REMOVE
1065	9	Box Elder (Acer negundo)	REMOVE
1066	7	Box Elder (Acer negundo)	REMOVE
1067	8	Hackberry (Celtis occidentalis)	REMOVE
1068	6	Green Ash (Fraxinus pennsylvanica)	REMOVE
1069	40'	Red Pine (Pinus resinosa)	REMOVE
1070	40'	Red Pine (Pinus resinosa)	REMOVE
1071	40'	Red Pine (Pinus resinosa)	REMOVE
1072	6	Box Elder (Acer negundo)	REMOVE
1073	40'	Red Pine (Pinus resinosa)	REMOVE
1074	6	Box Elder (Acer negundo)	REMOVE
1075	6	American Elm (Ulmus americana)	REMOVE
1076	35'	Red Pine (Pinus resinosa)	
1077	30'	Red Pine (Pinus resinosa)	
1078	7	American Elm (Ulmus americana)	
1079	40'	Red Pine (Pinus resinosa)	
1080	35'	Red Pine (Pinus resinosa)	
1081	12	Box Elder (Acer negundo)	
1082	30'	Red Pine (Pinus resinosa)	
1083	40'	Red Pine (Pinus resinosa)	
1084	30'	Red Pine (Pinus resinosa)	
1085	6	Green Ash (Fraxinus pennsylvanica)	
1086	40'	Red Pine (Pinus resinosa)	
1087	10	Basswood (Tilia americana)	
1088	6	Red Oak (Quercus rubra)	
1089	6	White Oak (Quescus alba)	
1090	6	White Oak (Quescus alba)	
1091	10	White Oak (Quescus alba)	
1092	6	White Oak (Quescus alba)	
1093	10	White Oak (Quescus alba)	
1094	8	Basswood (Tilia americana)	
1095	8	Basswood (Tilia americana)	
1096	13	Basswood (Tilia americana)	
1097	15	Red Oak (Quercus rubra)	
1098	9	Basswood (Tilia americana)	
1099	8	Basswood (Tilia americana)	
1100	7	Hackberry (Celtis occidentalis)	
1101	6	Hackberry (Celtis occidentalis)	REMOVE
1102	16	Green Ash (Fraxinus pennsylvanica)	
1103	9	Hackberry (Celtis occidentalis)	
1104	21	Green Ash (Fraxinus pennsylvanica)	
1105	13	Green Ash (Fraxinus pennsylvanica)	
1106	7	Green Ash (Fraxinus pennsylvanica)	
1107	13	Green Ash (Fraxinus pennsylvanica)	
1108	24	Box Elder (Acer negundo)	

1109	13	American Elm (Ulmus americana)	
1110	8	American Elm (Ulmus americana)	
1111	13	Green Ash (Fraxinus pennsylvanica)	REMOVE
1112	8	Hackberry (Celtis occidentalis)	REMOVE
1113	7	Hackberry (Celtis occidentalis)	
1114	6	Box Elder (Acer negundo)	
1115	13	Box Elder (Acer negundo)	
1116	7	Hackberry (Celtis occidentalis)	
1117	9	Box Elder (Acer negundo)	
1118	7	Hackberry (Celtis occidentalis)	
1119	6	Hackberry (Celtis occidentalis)	
1120	7	Hackberry (Celtis occidentalis)	
1121	12	American Elm (Ulmus americana)	
1122	7	Hackberry (Celtis occidentalis)	
1123	23	Green Ash (Fraxinus pennsylvanica)	
1124	7	Hackberry (Celtis occidentalis)	
1125	8	Box Elder (Acer negundo)	
1126	16	Hackberry (Celtis occidentalis)	
1127	7	Hackberry (Celtis occidentalis)	
1128	40	Red Oak (Quercus rubra)	
1129	6	Box Elder (Acer negundo)	
1130	9	American Elm (Ulmus americana)	
1131	6	Hackberry (Celtis occidentalis)	
1132	13	Box Elder (Acer negundo)	
1133	13	Box Elder (Acer negundo)	
1134	13	American Elm (Ulmus americana)	
1135	11	Hackberry (Celtis occidentalis)	
1136	7	Green Ash (Fraxinus pennsylvanica)	
1137	12	Silver Maple (Acer saccharinum)	
1138	6	Green Ash (Fraxinus pennsylvanica)	
1139	7	Basswood (Tilia americana)	
1140	6	Hackberry (Celtis occidentalis)	
1141	11	Box Elder (Acer negundo)	
1142	6	Hackberry (Celtis occidentalis)	
1143	8	Box Elder (Acer negundo)	
1144	7	Hackberry (Celtis occidentalis)	
1145	6	Hackberry (Celtis occidentalis)	
1146	8	Hackberry (Celtis occidentalis)	
1147	8	Box Elder (Acer negundo)	REMOVE
1148	11	Box Elder (Acer negundo)	
1149	9	American Elm (Ulmus americana)	
1150	17	Box Elder (Acer negundo)	
1151	8	American Elm (Ulmus americana)	
1152	9	American Elm (Ulmus americana)	
1153	7	Box Elder (Acer negundo)	
1154	8	Hackberry (Celtis occidentalis)	
1155	8	Box Elder (Acer negundo)	
1156	17	Box Elder (Acer negundo)	
1157	10	American Elm (Ulmus americana)	
1158	6	Silver Maple (Acer saccharinum)	
1159	13	Box Elder (Acer negundo)	
1160	12	American Elm (Ulmus americana)	
1161	7	Green Ash (Fraxinus pennsylvanica)	
1162	9	Hackberry (Celtis occidentalis)	
1163	9	Box Elder (Acer negundo)	
1164	8	American Elm (Ulmus americana)	
1165	14	Box Elder (Acer negundo)	
1166	15	Green Ash (Fraxinus pennsylvanica)	
1167	13	Box Elder (Acer negundo)	
1168	14	Box Elder (Acer negundo)	
1169	23	Box Elder (Acer negundo)	
1170	27	Silver Maple (Acer saccharinum)	
1171	6	American Elm (Ulmus americana)	
1172	6	Box Elder (Acer negundo)	

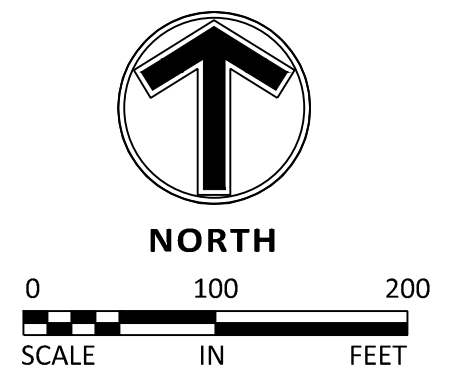
24.15 (LMS TECH) | JOSEPH BAILEY | 11/14/2024 3:59:13 PM
L:\PROJECTS\15493\CAD\SHEETS\15493-L1.01-LSCP.DWG\L1.01 LANDSCAPE PLAN



LEGEND			
	PROPOSED	EXISTING	
PROPERTY LIMIT			STANDARD DUTY ASPHALT PAVING
CURB & GUTTER			CONCRETE PAVING
EASEMENT			CONCRETE SIDEWALK
BUILDING			
RETAINING WALL			
WETLAND LIMITS			
TREELINE			
LANDSCAPE EDING			
STORM SEWER			
SANITARY SEWER			
FORCEMAIN (SAN.)			
WATERMAIN			
YARDDRAIN			
LIMITS OF DISTURBANCE			
TREE PROTECTION FENCE			
SIGN			
PIPE BOLLARD			
RIPRAP			

ROGERS LANDSCAPE CODE	
SITE DEVELOPMENT REGULATIONS	
(1) A 30-FOOT WIDE, IRRIGATED, LANDSCAPED AREA MUST BE INSTALLED ADJACENT TO ALL STREET RIGHTS-OF-WAY	
SCREENING	
(1) LOADING DOCKS AND TRUCK PARKING AREAS SHALL BE SCREENED FROM VIEW FROM ANY PUBLIC WAY BY A FENCE OR LANDSCAPE SCREEN	

PLANT SCHEDULE					
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
TREES					
	AB	Acer freemanii / Autumn Blaze / Autumn Blaze Maple	8 & 8	2.5" Cal	21
	RB	Betula nigra 'Cully' TM / Heritage Birch	8 & 8	2.5" Cal	9
	RL	Gleditsia triacanthos 'Skyline' / Skyline Honey Locust	8 & 8	2.5" Cal	15
	RO	Quercus rubra / Red Oak	8 & 8	2.5" Cal	10
CONIFERS					
	JV	Juniperus virginiana / Eastern Redcedar	8 & 8	6'	24
	LR	Larix laricina / Tamarack	8 & 8	6'	12
	PRP	Pinus resinosa / Red Pine	8 & 8	6'	26
SHRUBS					
	BH	Dierollia lonicera / Dwarf Bush Honeysuckle	5 gal		124
	SSB	Spiraea sorbifolia / False Spirea	5 gal		149
GROUND COVERS					
	M	MNDOT Seed Mix Residential Turfgrass / Formerly MNDOT Seed Mix 25-151	Seed		
	SB	MNDOT Seed Mix Southern Boulevard / Formerly MNDOT Seed Mix 25-131	Seed		
	STR	MNDOT Seed Mix Southern Talgrass / Formerly MNDOT seed mix 35-221	Seed		
	WD	MNDOT Seed Mix Wet Ditch / Formerly MNDOT Seed Mix 33-261	Seed		
	TUR HIG	Turf Sod Highland Sod / Sod	Sod		



NO	DATE	BY	CKD	APPR	COMMENT
	07/07/2024	TPK	JDB	JDB	SITE PLAN APPLICATION
	11/14/2024	TPK	JDB	JDB	SITE PLAN RESUBMITTAL

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.

Print Name: JOHN R. WORKMAN

Date: License #: 59119

PRELIMINARY
08/07/2024
DESIGN REVIEW

PERMIT SUBMITTAL

CONSTRUCTION DOCUMENTS

DRAWN BY

DESIGNED BY

CHECKED BY
JRW

PROJECT NO.
51493



LANDSCAPE PLAN

CP WEST, LLC
NORTHDAL BOULEVARD INDUSTRIAL
PRELIMINARY DEVELOPMENT PLANS
ROGERS, MINNESOTA

SHEET
L1.01
32 OF 33
REV.

NOTES

GENERAL NOTES:

- THE CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF THE WORK.
- THE CONTRACTOR SHALL VERIFY PLAN LAYOUT AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN OR INTENT OF THE LAYOUT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
- THE CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION. DAMAGE TO SAME SHALL BE REPAIRED AND/OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
- LOCATE AND VERIFY ALL UTILITIES, INCLUDING IRRIGATION LINES, WITH THE OWNER FOR PROPRIETARY UTILITIES AND GOPHER STATE ONE CALL 48 HOURS BEFORE DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ANY DAMAGES TO SAME. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION.
- THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.
- THE CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK.
- THE PLAN TAKES PRECEDENCE OVER THE LANDSCAPE LEGEND IF DISCREPANCIES EXIST. QUANTITIES SHOWN IN THE PLANTING SCHEDULE ARE FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR TO VERIFY QUANTITIES SHOWN ON THE PLAN.
- THE SPECIFICATIONS TAKE PRECEDENCE OVER THE PLANTING NOTES AND GENERAL NOTES.
- EXISTING TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED TO THE DRIP LINE FROM ALL CONSTRUCTION TRAFFIC, STORAGE OF MATERIALS ETC. WITH 4' HT. ORANGE PLASTIC SAFETY FENCING ADEQUATELY SUPPORTED BY STEEL FENCE POSTS 6' O.C. MAXIMUM SPACING.
- LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.
- CONTRACTOR SHALL REQUEST IN WRITING, A FINAL ACCEPTANCE INSPECTION.

PLANTING NOTES:

- NO PLANTS SHALL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- A GRANULAR PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANT BEDS AT THE MANUFACTURERS RECOMMENDED RATE PRIOR TO PLANT INSTALLATION.
- ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSEYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS.
- OVERSTORY TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE PAVED SURFACES.
- ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE AND BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE LANDSCAPE LEGEND. PLANT MATERIALS TO BE INSTALLED PER PLANTING DETAILS.
- ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION.
- NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL QUANTITIES, SHAPES OF BEDS AND LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN AND ADJUSTED TO CONFORM TO THE EXACT CONDITIONS OF THE SITE. THE LANDSCAPE ARCHITECT SHALL APPROVE THE STAKING LOCATION OF ALL PLANT MATERIALS PRIOR TO INSTALLATION.
- ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
- MULCH: DOUBLE SHREDDED HARDWOOD MULCH, CLEAN AND FREE OF NOXIOUS WEEDS OR OTHER DELETERIOUS MATERIAL. IN ALL MASS PLANTING BEDS AND FOR TREES, UNLESS INDICATED AS ROCK MULCH ON DRAWINGS. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY ON-SITE FOR APPROVAL. DELIVER MULCH ON DAY OF INSTALLATION. USE 3" FOR SHRUB BEDS, TREE RINGS, AND 3" FOR PERENNIAL/GROUND COVER BEDS, UNLESS OTHERWISE DIRECTED.
- BUILDING MAINTENANCE STRIP: WHERE NO LANDSCAPE PLANTING BEDS EXIST ADJACENT TO A BUILDING FOUNDATION, CONTRACTOR SHALL INSTALL A DECORATIVE ROCK MAINTENANCE STRIP PER PLAN. DECORATIVE ROCK SHALL BE 1.5" LIMESTONE, BUFF IN COLOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE THE WORK SHOWN ON THE PLAN.
- USE ANTI-DESICCANT (WILTPRUF OR APPROVED EQUAL) ON DECIDUOUS PLANTS MOVED IN LEAF AND FOR EVERGREENS MOVED ANYTIME. APPLY AS PER MANUFACTURER'S INSTRUCTION. ALL EVERGREENS SHALL BE SPRAYED IN THE LATE FALL FOR WINTER PROTECTION DURING WARRANTY PERIOD.
- WRAP ALL SMOOTH-BARKED DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO DECEMBER 1 AND REMOVE WRAPPING AFTER MAY 1. TREE WRAPPING MATERIAL SHALL BE WHITE TWO-WALLED PLASTIC SHEETING APPLIED FROM TRUNK FLARE TO THE FIRST BRANCH.
- ALL DECIDUOUS, PINE, AND LARCH PLANTINGS SHALL RECEIVE RODENT PROTECTION PER MNDOT 2571.31.2
- PLANTING SOIL FOR TREES, SHRUBS AND GROUND COVERS: FERTILE FRIABLE LOAM CONTAINING A LIBERAL AMOUNT (4% MIN.) OF HUMUS AND CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. IT SHALL COMPLY WITH MNDOT SPECIFICATION 3877 TYPE B SELECT TOPSOIL. MIXTURE SHALL BE FREE FROM HARDPACK SUBSOIL, STONES, CHEMICALS, NOXIOUS WEEDS, ETC. SOIL MIXTURE SHALL HAVE A PH BETWEEN 6.1 AND 7.5 AND 10-10 FERTILIZER AT THE RATE OF 3 POUNDS PER CUBIC YARD. IN PLANTING BEDS INCORPORATE THIS MIXTURE THROUGHOUT THE ENTIRE BED IN A 6" LAYER AND ROTO-TILLING IT INTO THE TOP 12" OF SOIL AT A 1:1 RATIO ANY PLANT STOCK NOT PLANTED ON DAY OF DELIVERY SHALL BE HELED IN AND WATERED UNTIL INSTALLATION. PLANTS NOT MAINTAINED IN THIS MANNER WILL BE REJECTED.
- CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT EACH EXCAVATED TREE AND SHRUB PIT WILL PERCOLATE PRIOR TO INSTALLING PLANTING MEDIUM AND PLANTS. THE CONTRACTOR SHALL FILL THE BOTTOM OF SELECTED HOLES WITH SIX INCHES OF WATER AND CONFIRM THAT THIS WATER WILL PERCOLATE WITHIN A 24-HOUR PERIOD. IF THE SOIL AT A GIVEN AREA DOES NOT DRAIN PROPERLY, A PVC DRAIN OR GRAVEL SLUMP SHALL BE INSTALLED OR THE PLANTING SHALL BE RELOCATED IF DIRECTED BY THE LANDSCAPE ARCHITECT.
- ALL PLANTS SHALL BE GUARANTEED FOR ONE COMPLETE GROWING SEASONS (APRIL 1 -

- NOVEMBER 1), UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND PLANTS.
- CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 3 DAYS PRIOR TO PLANNED DELIVERY. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 24 HOURS IN ADVANCE OF BEGINNING PLANT INSTALLATION.
 - SEASONS/TIME OF PLANTING AND SEEDING: NOTE: THE CONTRACTOR MAY ELECT TO PLANT IN OFF-SEASONS ENTIRELY AT HIS/HER RISK.
 - POTTED PLANTS: 4/1 - 6/1; 9/21 - 11/1
 - DECIDUOUS /B&B: 4/1 - 6/1; 9/21 - 11/1
 - EVERGREEN POTTED PLANTS: 4/1 - 6/1; 9/21-11/1
 - EVERGREEN B&B: 4/1 - 5/1; 9/21 - 11/1
 - TURF/LAWN SEEDING: 4/1 - 6/1; 7/20 - 9/20
 - NATIVE MIX SEEDING: 4/15 - 7/20; 9/20-10/20
 - MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE, INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE WATERING, CULTIVATING, MULCHING, REMOVAL OF DEAD MATERIALS, RE-SETTING PLANTS TO PROPER GRADE AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES. HOWEVER, THE CONTRACTOR SHALL CONTINUE TO BE RESPONSIBLE FOR KEEPING THE TREES PLUMB THROUGHOUT THE GUARANTEE PERIOD
 - ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL LANDSCAPE LEGEND SPECIFICATIONS.
 - WATERING: MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS ONCE A WEEK. IN EXTREMELY HOT, DRY WEATHER, WATER MORE OFTEN AS REQUIRED BY INDICATIONS OF HEAT STRESS SUCH AS WILTING LEAVES. CHECK MOISTURE UNDER MULCH PRIOR TO WATERING TO DETERMINE NEED. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER.

TURF NOTES:

TURF ESTABLISHMENT SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROVISIONS OF THE MNDOT 2105 AND 2675 EXCEPT AS MODIFIED BELOW.

- ALL AREAS TO RECEIVE SOD SHALL ALSO RECEIVE 6" OF TOPSOIL PRIOR TO INSTALLING SOD. TOPSOIL SHALL BE FREE OF TREE ROOTS, STUMPS, BUILDING MATERIAL, AND TRASH, AND SHALL BE FREE OF STONES LARGER THAN 1" INCHES IN ANY DIMENSION.
- WHERE SOD ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.
- SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, SOD SHALL BE STAKED SECURE.
- TURF ON ALL OTHER AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED BY SEEDING, MULCHING AND FERTILIZING. SEED MIXTURE MNDOT SOUTHERN BOULEVARD WILL BE PLACED AT THE RATE OF 160 POUNDS PER ACRE.
- ALL DISTURBED AREAS TO BE TURF SEED, ARE TO RECEIVE 6" TOP SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. FOR SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES INSTALL EROSION CONTROL BLANKET.
- ALL DISTURBED AREAS TO RECEIVE NATIVE SEED, ARE TO RECEIVE PLANTING SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. FOR SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES INSTALL EROSION CONTROL BLANKET.

GENERAL TREE SPECIFICATIONS:

- ALL STREET AND PARKING LOT TREES SHALL BE LIMBED UP TO THE FOLLOWING HEIGHTS:

- 2" CAL. TREES: LOWEST BRANCH 6' HT.
 - 3" CAL+ TREES: LOWEST BRANCH 7' HT.
- TREE CANOPY WIDTH SHALL BE RELATIVE TO HEIGHT/CALIPER OF TREE AND TYPE OF TREE.
 - 1" CALIPER/6-8' HT: 3-4' WIDTH MIN.
 - 2" CALIPER/12-14' HT: 4-5' WIDTH MIN.
 - 3" CALIPER/14-16' HT: 6-7' WIDTH MIN.
- CANOPY TREES SHALL NOT HAVE CO-DOMINATE LEADERS IN LOWER HALF OF TREE CROWN.
- ALL TREES SHALL HAVE SYMMETRICAL OR BALANCED BRANCHING ON ALL SIDES OF THE TREE.
- TREES SHALL NOT BE TIPPED PRUNED.
- TREES SHALL BE FREE OF PHYSICAL DAMAGE FROM SHIPPING AND HANDLING. DAMAGED TREES SHALL BE REJECTED.
- SUMMER DUG TREES SHALL HAVE ROOTBALL SIZE INCREASED BY 20%
- TREES WHICH EXCEED RECOMMENDED CALIPER TO HEIGHT RELATIONSHIP SHALL BE REJECTED.

IRRIGATION NOTES:

- IRRIGATION SYSTEM TO BE DESIGN/BUILD. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL OF SYSTEM LAYOUT PRIOR TO INSTALLATION.
- ALL SOD TO RECEIVE SPRAY OR ROTOR IRRIGATION HEADS WITH MINIMUM DESIGN OF 1" IRRIGATION PER WEEK.
- ALL PLANT BEDS TO RECEIVE DRIP LINE IRRIGATION , WITH A MINIMUM DESIGN OF .25" IRRIGATION PER WEEK.

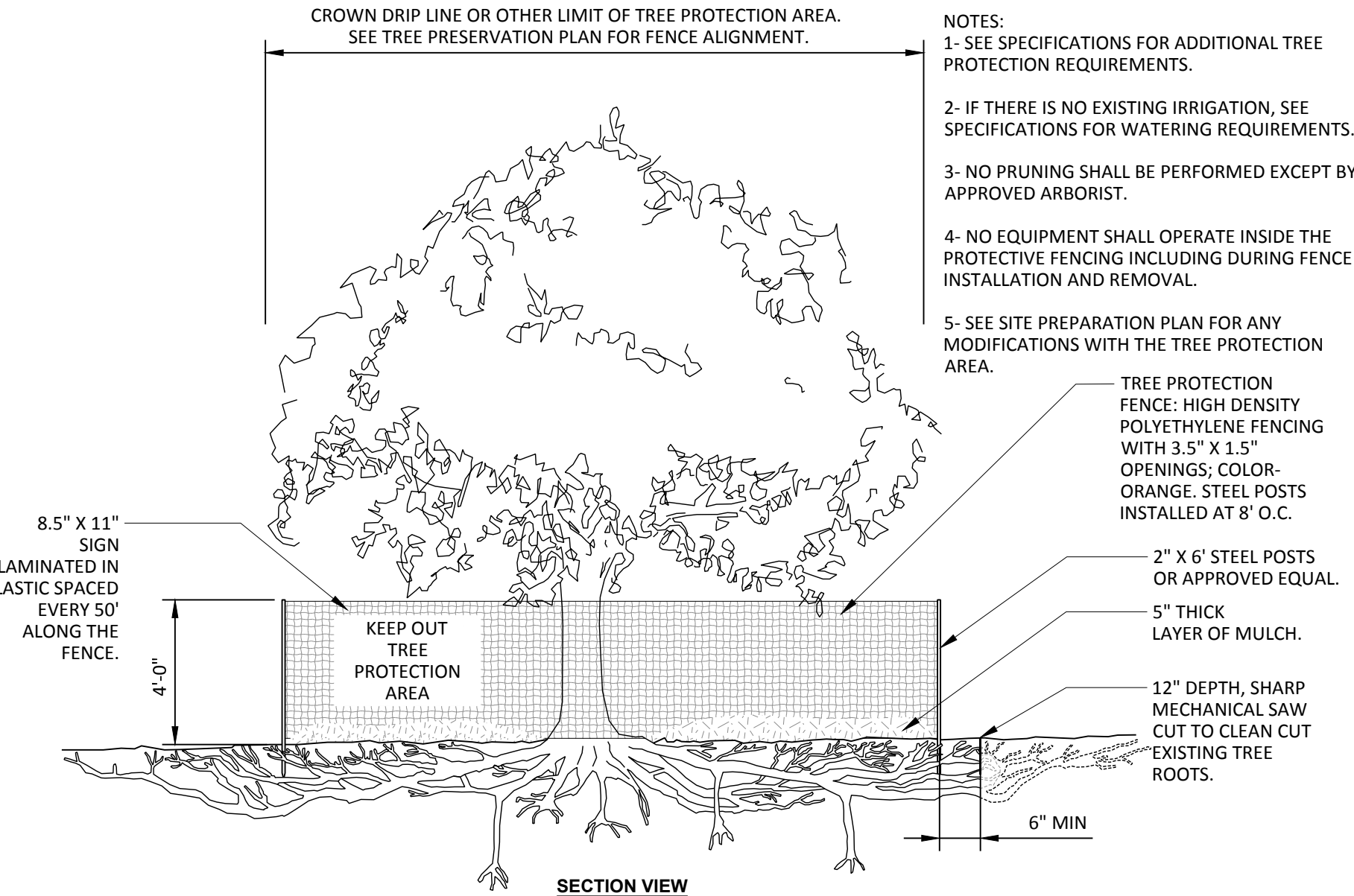
LOW MAINTENANCE FESCUE NOTES:

- DURING GROWING SEASON NEVER MOW SHORTER THAN 3.5 INCHES, PREFERRED MAINTENANCE IS MOW ONCE PER MONTH AT 5" HEIGHT
- DO NOT USE HIGH NITROGEN FERTILIZER ON FESCUE LAWN
- OVERSEED THIN, BARE SPOTS IN FALL
- ALWAYS USE SHARP BLADE WHEN MOWING TO AVOID TEARING LEAF BLADE
- SET MOWER TO 3" FOR BAGGING AND MOWING IN LATE FALL AFTER GROWING SEASON

NATIVE SEED MIX NOTES:

- ESTABLISHMENT AND YEAR ONE: MOW THREE(3) TIMES FIRST YEAR ON 30-DAY INTERVALS TO A HEIGHT BETWEEN FIVE AND EIGHT INCHES. DO NOT USE FERTILIZERS. SPOT TREAT INVASIVE

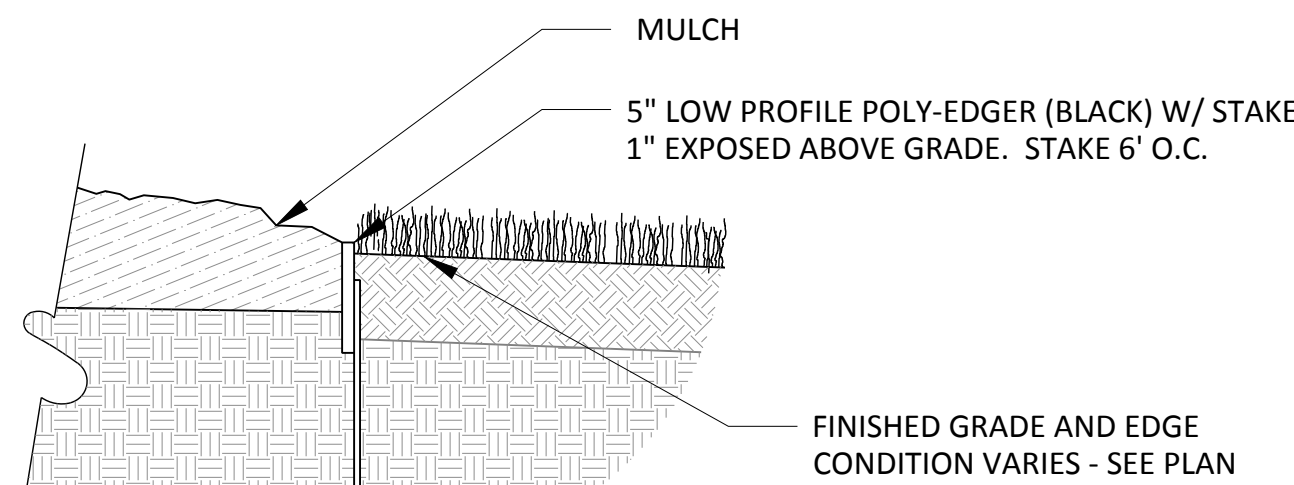
- WOODY PLANTS OR HAND WEED INDIVIDUAL NOXIOUS WEEDS.
- YEAR TWO: PERFORM ONE MOWING BETWEEN MID-JUNE AND MID-AUGUST. SPOT SPRAY WEEDS AS NEEDED WHERE THEY ARE ESPECIALLY DOMINATE.
- YEAR THREE (AND BEYOND): CUT ONE TIME PER YEAR AS A CLEAN UP PROCEDURE (EITHER IN EARLY MAY OR LATE NOVEMBER). PRESCRIBED BURNS MAY BE USED AS WELL IN PLACE OF MOWING. CHECK LOCAL REGULATIONS AND PERMIT PROCEDURES.



1 CLEAN ROOT CUT DETAIL

L1.01 1/4" = 1'-0"

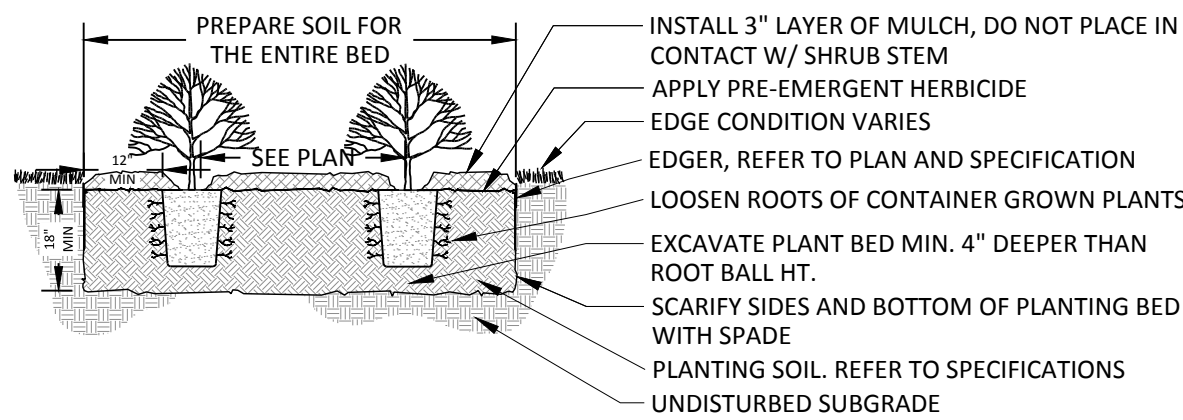
P-58



2 LOW PROFILE POLY EDGER

L1.01 1 1/2" = 1'-0"

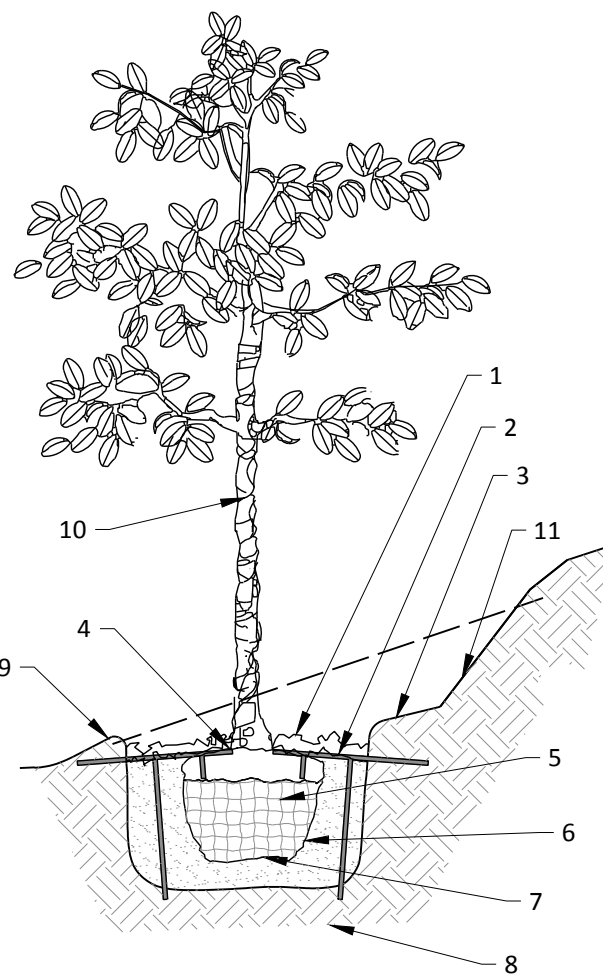
P-30



3 SHRUB PLANTING DETAIL

L1.01 3/8" = 1'-0"

P-02



4 TREE PLANTING ON SLOPE

L1.01 3/8" = 1'-0"

P-40

5 MAINTENANCE STRIP - ROCK MULCH

L1.01 1 1/2" = 1'-0"

P-13

NO	DATE	BY	CKD	APPR	COMMENT
	07/07/2024	TPK	JDB	JDB	SITE PLAN APPLICATION
	11/14/2024	TPK	JDB	JDB	SITE PLAN RESUBMITTAL

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.

Print Name: JOHN R. WORKMAN

Date License # 59119

PRELIMINARY 08/07/2024 DESIGN REVIEW
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

DRAWN BY
DESIGNED BY
CHECKED BY JRW
PROJECT NO. 51493

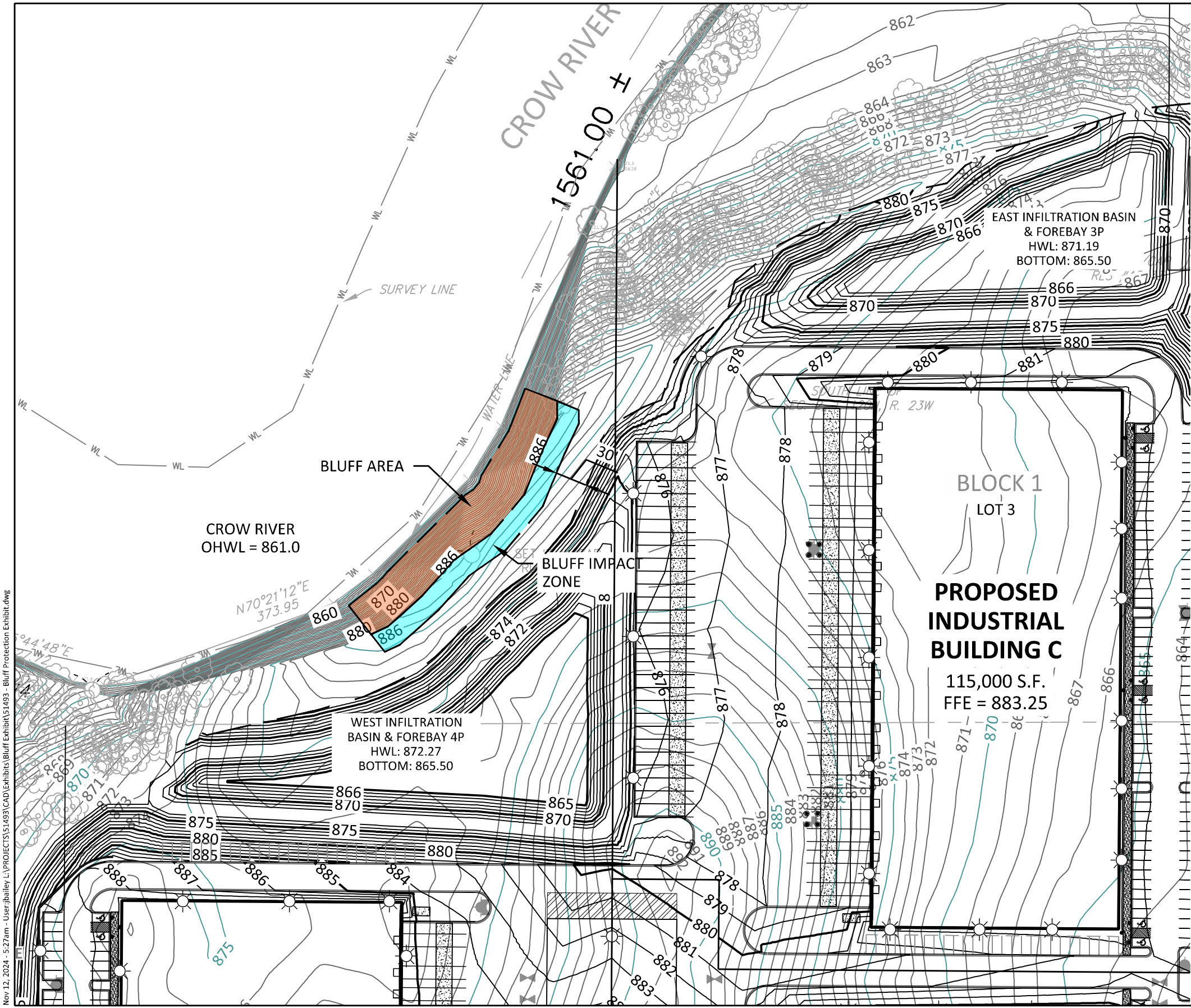


LANDSCAPE NOTES & DETAILS

CP WEST, LLC
NORTHDALE BOULEVARD INDUSTRIAL
PRELIMINARY DEVELOPMENT PLANS
ROGERS, MINNESOTA

SHEET

L1.02
33 OF 33
REV.

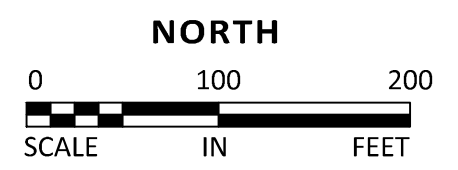
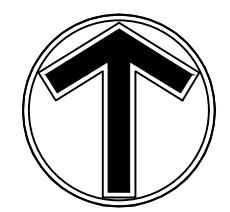


LEGEND

-  : DENOTES BLUFF AREA MEETING DEFINITION BELOW
-  : DENOTES BLUFF IMPACT ZONE MEETING DEFINITION BELOW
-  : GRADING LIMITS

DEFINITIONS

- 2.712 BLUFF: "BLUFF" MEANS A NATURAL TOPOGRAPHIC FEATURE SUCH AS A HILL, CLIFF, OR EMBANKMENT HAVING THE FOLLOWING CHARACTERISTICS:
1. PART OR ALL OF THE FEATURE IS LOCATED IN A SHORELAND AREA
 2. THE SLOPE RISES AT LEAST TWENTY-FIVE (25 FT) FEET ABOVE THE ORDINARY HIGH WATER LEVEL OF THE WATERBODY.
 3. THE GRADE OF THE SLOPE FROM THE TOE OF THE BLUFF TO A POINT TWENTY-FIVE (25) FEET OR MORE ABOVE THE ORDINARY HIGH WATER LEVEL AVERAGES THIRTY PERCENT (30%) OR GREATER
 4. THE SLOPE MUST DRAIN TOWARDS THE WATER BODY
- 2.713 BLUFF IMPACT ZONE: "BLUFF IMPACT ZONE" MEANS A BLUFF AND LAND LOCATED WITHIN TWENTY (20) FEET FROM THE TOP OF A BLUFF.



DRAWN BY: JDB
DESIGNED BY:
CHECKED BY:
ISSUED: 11/12/2024
REVISION: 1
REV DATE:

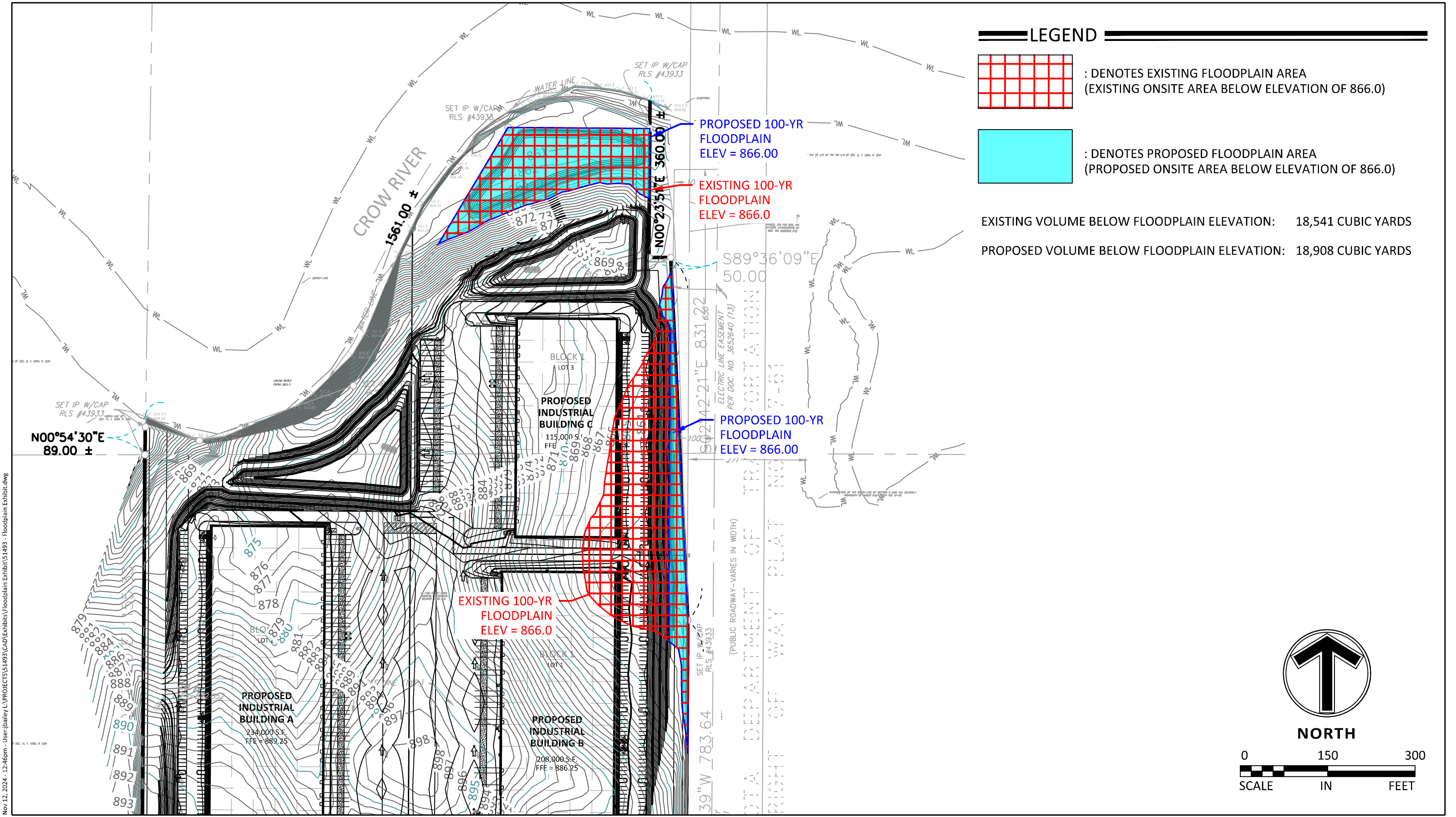


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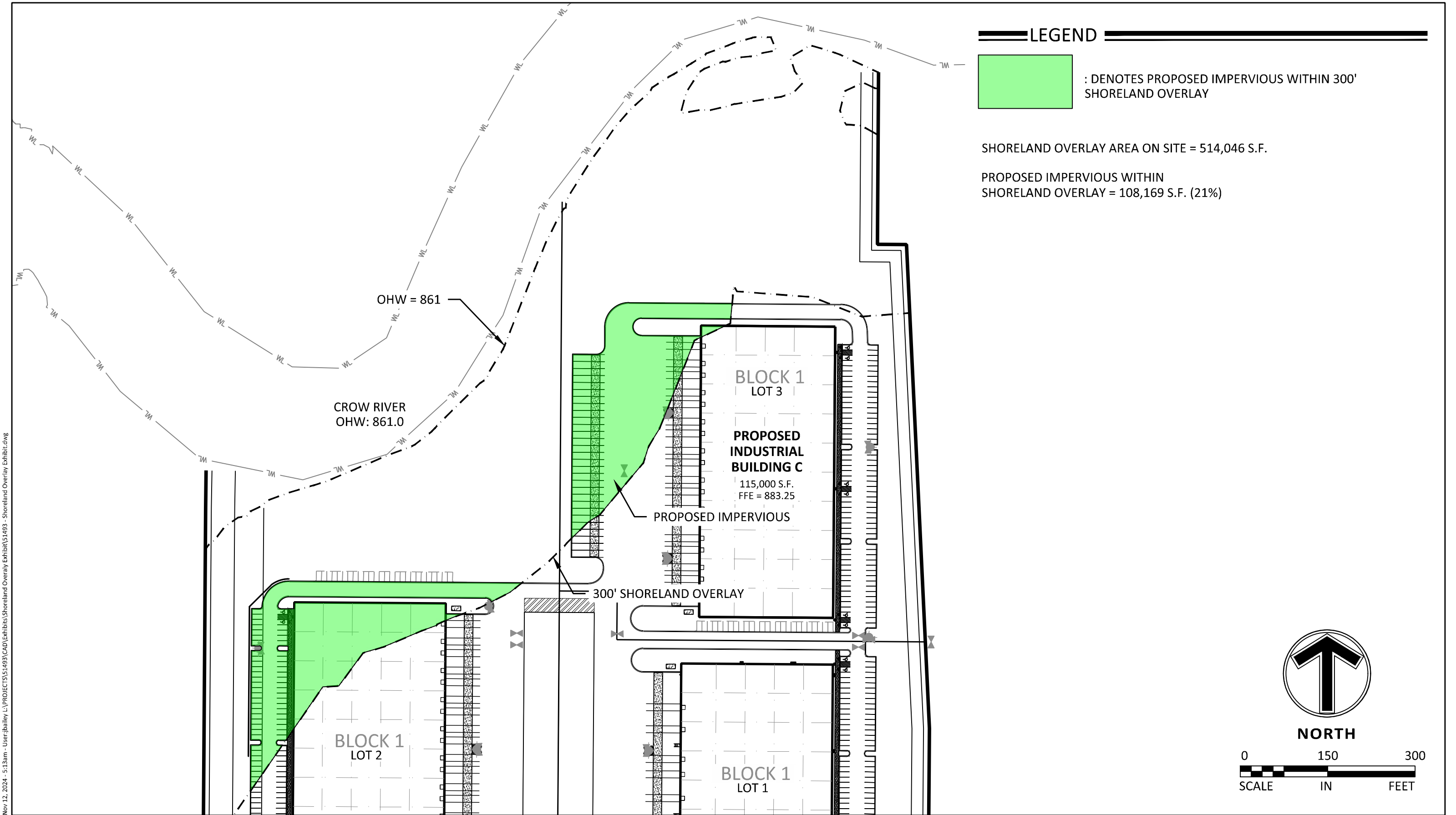
BLUFF OFFSET EXHIBIT
CP WEST, LLC.
NORTHDAL E BOULEVARD INDUSTRIAL
ROGERS, MN

SHEET 1

PROJECT NO: 51493
Page 60 of 116



Nov 12, 2024 - 5:13am - User:bailey L:\PROJECTS\51493\CAD\Exhibits\Shoreland Overlay Exhibit\51493 - Shoreland Overlay Exhibit.dwg



DRAWN BY:	JDB
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ISSUED:	11/12/2024
REVISION:	1
REV DATE:	000000



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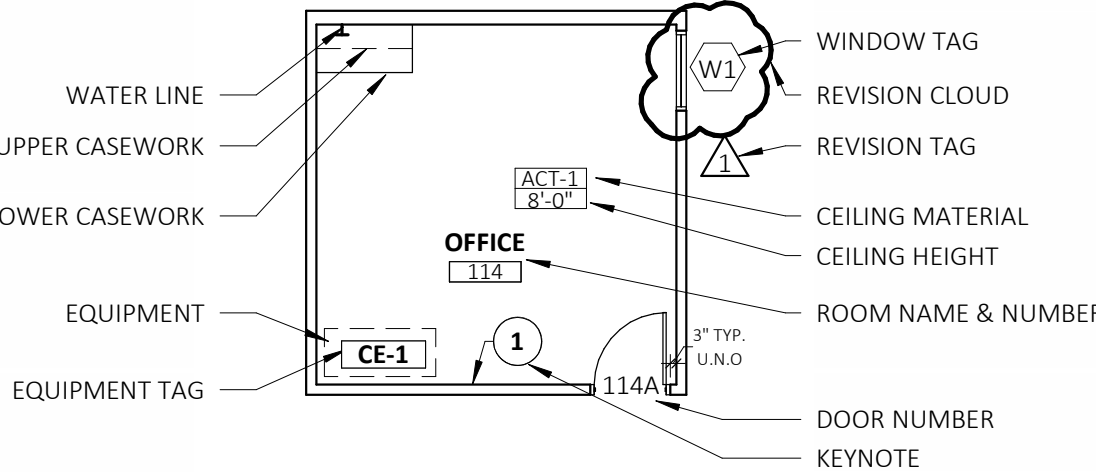
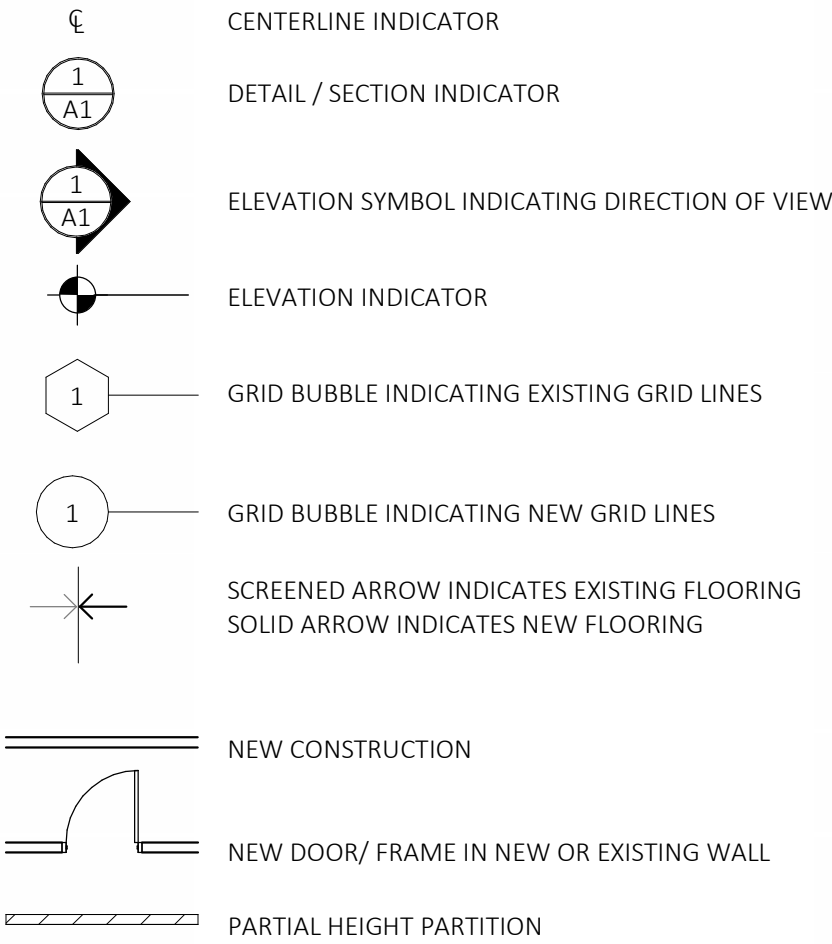
SHORELAND OVERLAY EXHIBIT

CP WEST, LLC.
NORTHDALE BOULEVARD INDUSTRIAL
ROGERS, MN

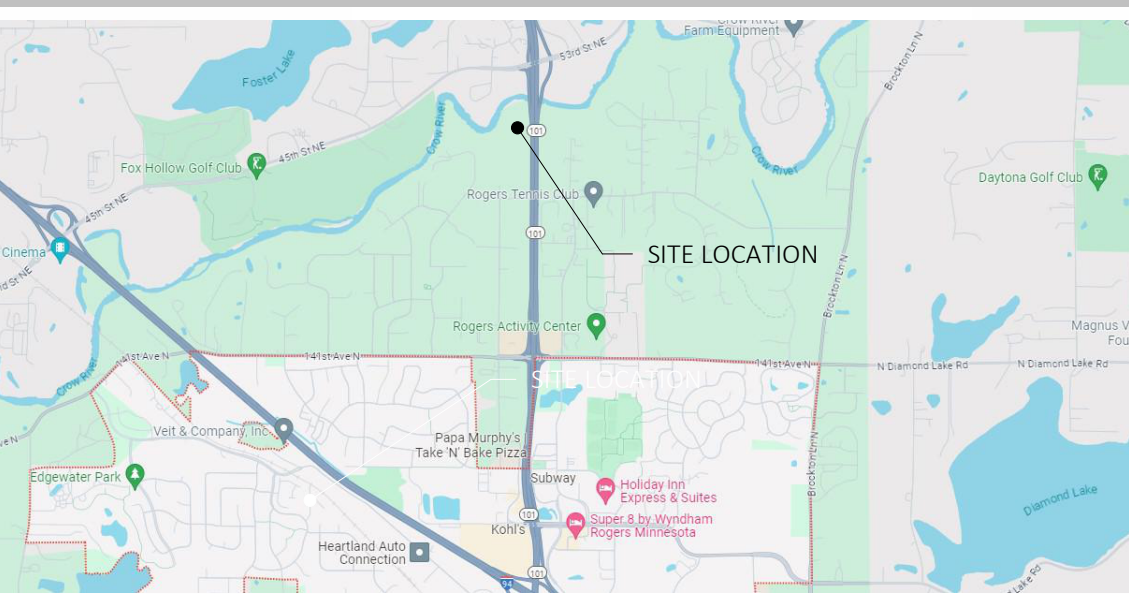
SHEET

1

PROJECT NO: 51493
Page 62 of 116



AREA PLAN



SHEET #	SHEET DESCRIPTION
GENERAL	
A000	SHEET COVER
ARCHITECTURAL	
A200	FLOOR PLAN OVERALL
A300	EXTERIOR BUILDING ELEVATIONS



PROJECT TEAM

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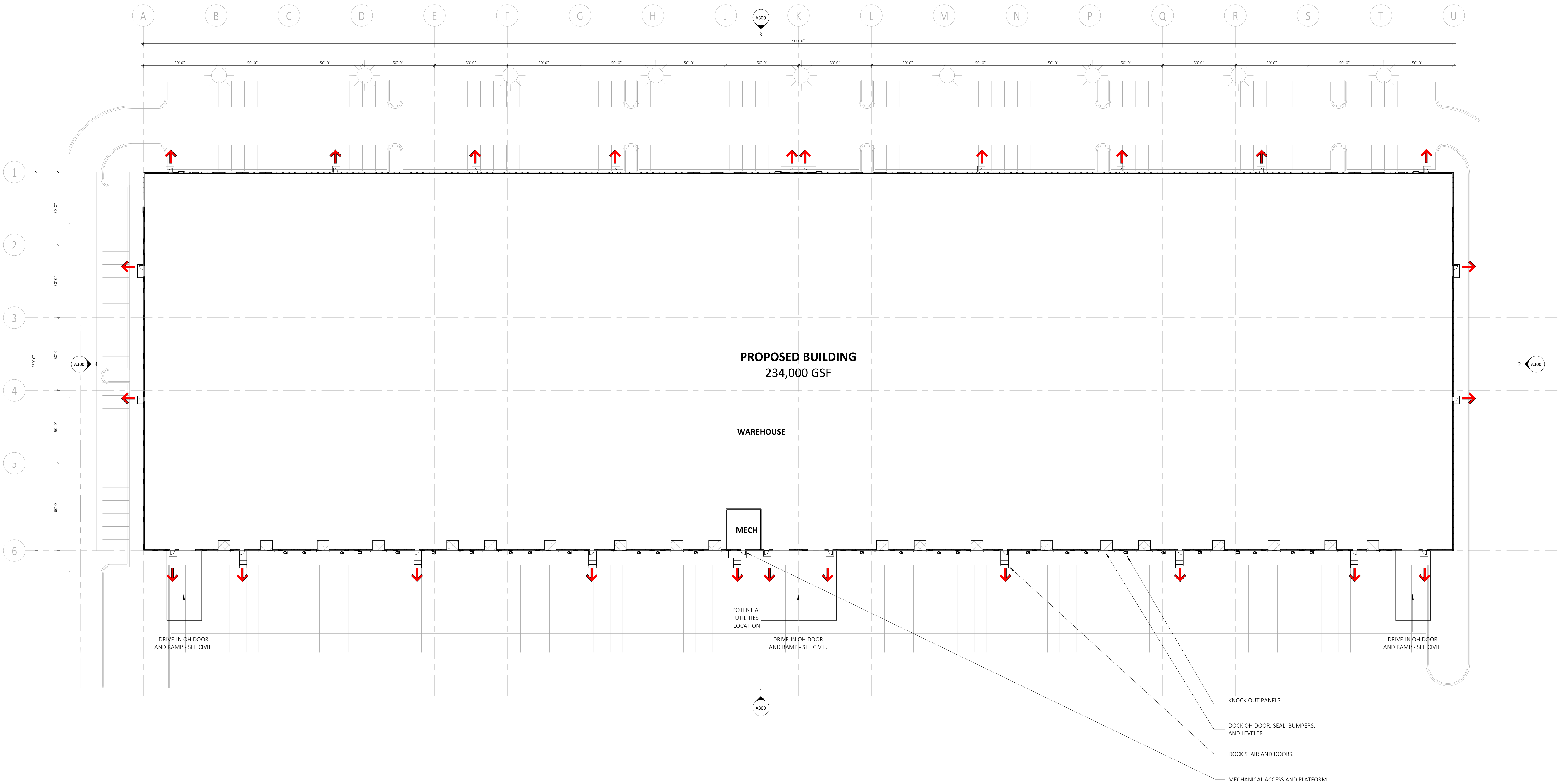
ARCHITECT

MOHAGEN HANSEN
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NEIL MISSLING
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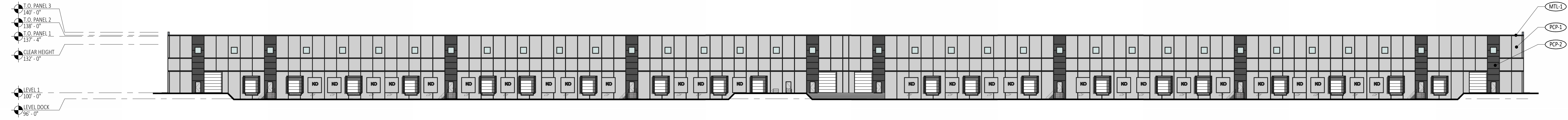
**ROGERS NORTHDAL
INDUSTRIAL**

**BUILDING #1
NORTHDAL BLVD AND
HWY 101
ROGERS, MN 55374**

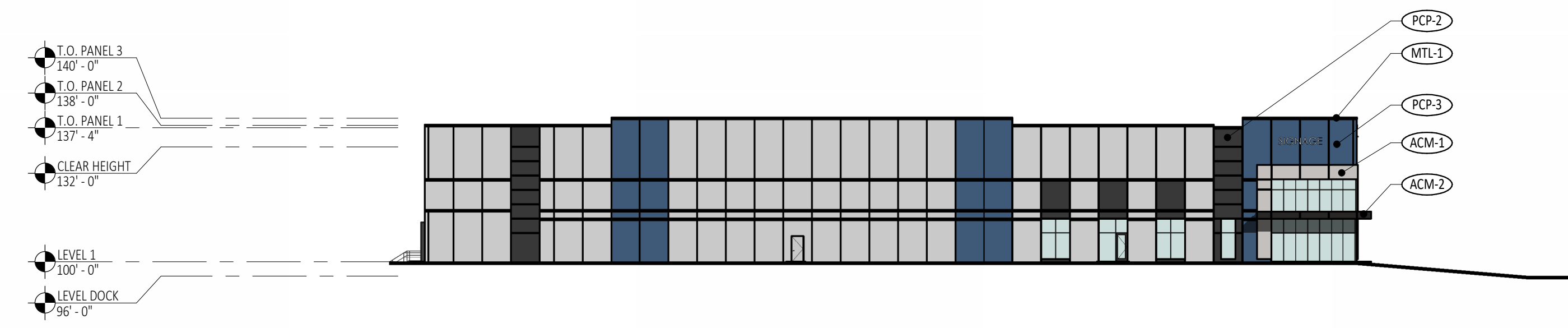
NO.	DESCRIPTION	DATE
	CITY SUBMITTAL	08/07/2024

PROJECT NUMBER: 23017
DRAWN BY: J. JOHNSON
CHECKED BY: N. MISSILINGI & OLIVER
DATE: 08/07/2024
COMPUTER DIRECTORY:
West_Res_EstateRogers23017_ShellAndCoreCampus

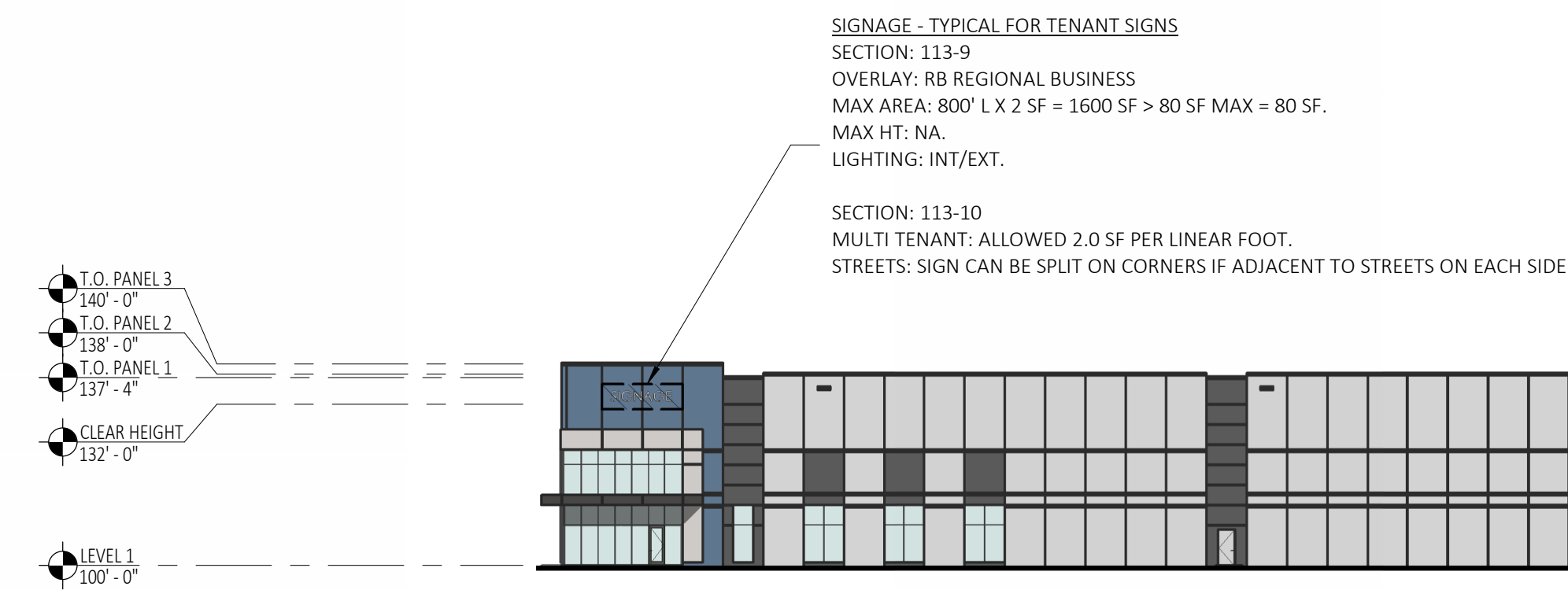
**FLOOR PLAN
OVERALL**



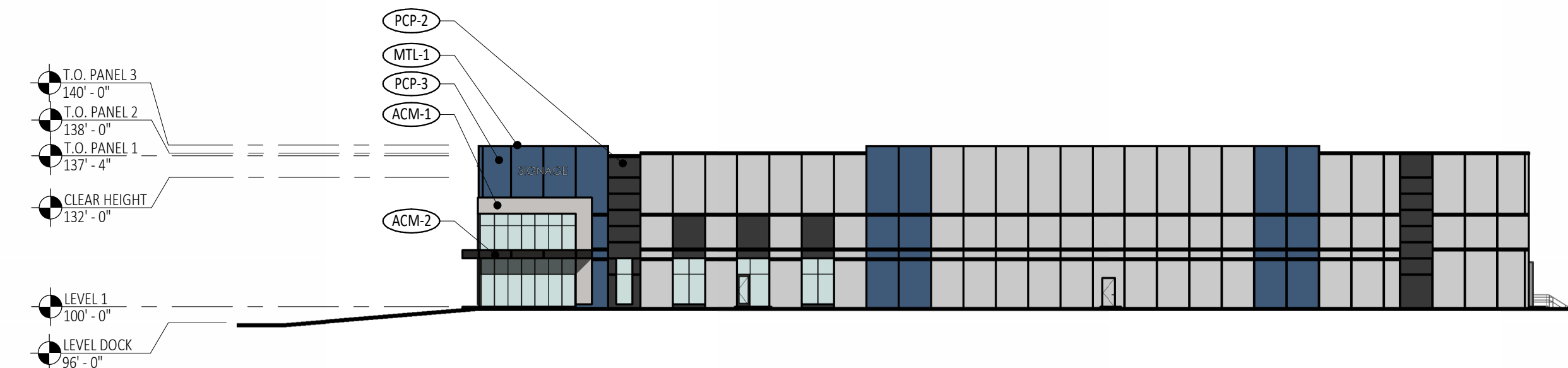
1 ELEVATION - EAST
A300 1" = 30'-0"



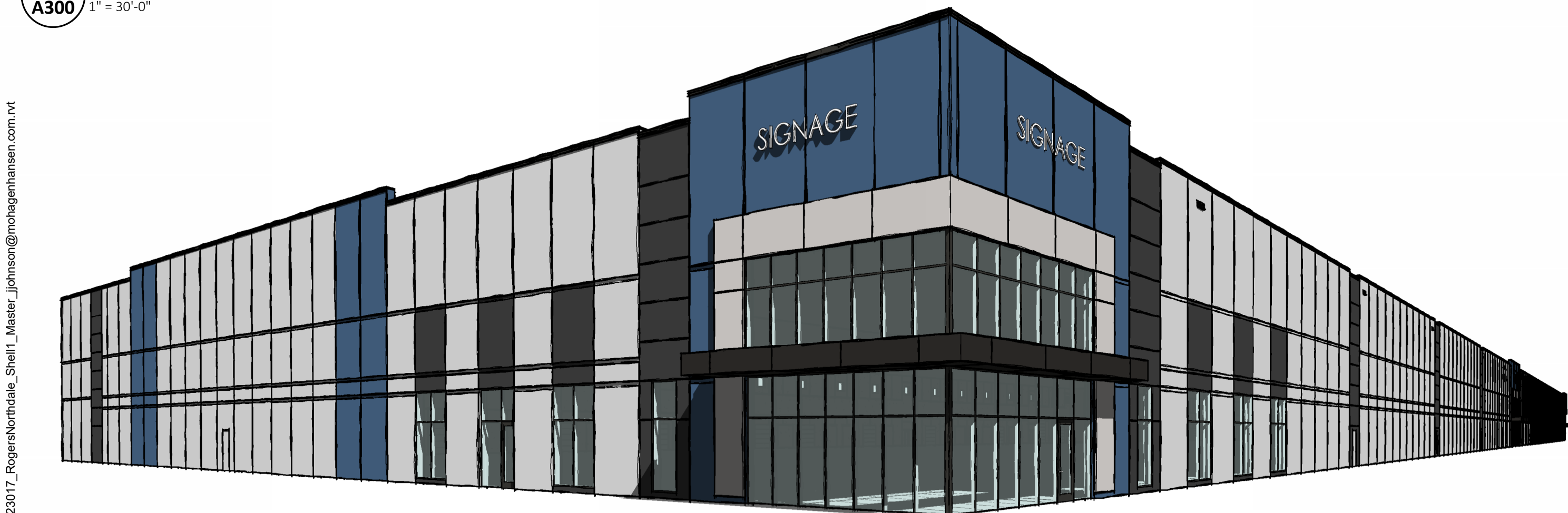
2 ELEVATION - NORTH
A300 1" = 30'-0"



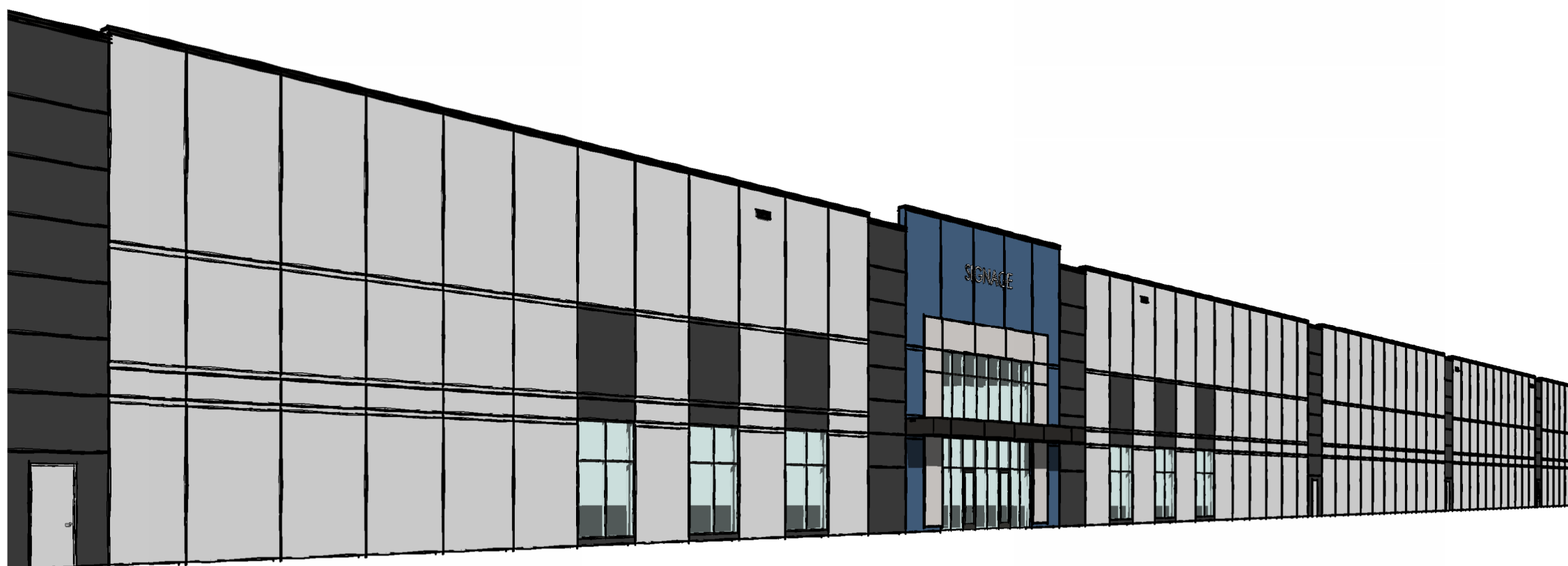
3 ELEVATION - WEST
A300 1" = 30'-0"



4 ELEVATION - SOUTH
A300 1" = 30'-0"



5 3D VIEW - ENTRY AT CORNER
A300



6 3D VIEW - ENTRY AT CENTER
A300

EXTERIOR MATERIALS LEGEND

- PCP-1** INSULATED PRE-CAST PANEL
COMPANY: FABCON.
FINISH: STEEL FORM FINISH PRECAST PANEL - PAINTED.
COLOR: FRENCH GREY (TBD).
- PCP-2** INSULATED PRE-CAST PANEL
COMPANY: FABCON.
FINISH: STEEL FORM FINISH PRECAST PANEL - PAINTED.
COLOR: CHARCOAL GREY (TBD).
- PCP-3** INSULATED PRE-CAST PANEL
COMPANY: FABCON.
FINISH: STEEL FORM FINISH PRECAST PANEL - PAINTED.
COLOR: BLUE HUE (TBD).
- MTL-1** PRE-FINISHED METAL COPING AND TRIM
COMPANY: FIRESTONE.
FINISH: UNICLAD.
COLOR: MATTE BLACK.
- ACM-1** PRE-FINISHED ALUMINUM COMPOSITE METAL PANEL
COMPANY: ALUCOBOND OR EQ.
COLOR: DEEP BLACK.
- ACM-2** PRE-FINISHED ALUMINUM COMPOSITE METAL PANEL
COMPANY: ALUCOBOND OR EQ.
COLOR: FRENCH GREY.
- P-1** PAINT
COMPANY: SHERWIN-WILLIAMS OR EQ.
COLOR: TO MATCH PAINT PCP-1 PAINT COLOR.
- P-2** PAINT
COMPANY: SHERWIN-WILLIAMS OR EQ.
COLOR: TO MATCH PAINT PCP-2 PAINT COLOR.
- P-3** PAINT
COMPANY: SHERWIN-WILLIAMS OR EQ.
COLOR: TO MATCH PAINT PCP-3 PAINT COLOR.

- NOTES:
- ALUMINUM STOREFRONT FRAMES/ MULLIONS: BLACK ANODIZED ALUMINUM.
 - GLAZING: CLEAR OR GREY TINT W/ LOW E.
 - PRECAST OPENING AT STOREFRONT: PAINT TO MATCH CLOSEST ADJACENT MATERIAL: EITHER PRECAST FACE, MTL, OR ACM.
 - OVERHEAD DOCK DOORS: PRE-FINISHED WHITE.
 - PRECAST OPENING AT OVERHEAD DOCK DOORS: PAINT TO MATCH CLOSEST ADJACENT PRECAST FACE.
 - HM DOORS: ALL DOORS TO BE PAINTED P-1, U.N.O.
 - CANOPY SOFFIT: ACM-1.
 - BOLLARDS: PAINTED: "OSHA YELLOW".
 - SIGNAGE: BACKLIT SIGNAGE BY TENANT PERMIT.
 - SAMPLES: PROVIDE SAMPLES FOR CLIENT AND ARCHITECT TO REVIEW BEFORE CONSTRUCTION.
 - MOCK-UP: PROVIDE MOCK-UP OF EACH PAINT COLOR FOR CLIENT AND ARCHITECT TO REVIEW ONSITE.

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CONSTRUCTION

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ROGERS NORTHDAL INDUSTRIAL

BUILDING #1 NORTHDAL BLVD AND HWY 101 ROGERS, MN 55374

NO.	DESCRIPTION	DATE
	CITY SUBMITTAL	08/07/2024

PROJECT NUMBER: 23017
DRAWN BY: J. JOHNSON
CHECKED BY: N. MISSLING & OLIVER
DATE: 08/07/2024
COMPUTER DIRECTORY:
West_Res_EstateRogers23017_ShellAndCoreCampus

EXTERIOR BUILDING ELEVATIONS

A300



ROGERS NORTHDAL

BUILDING #2
NORTHDAL BLVD AND HWY 101
ROGERS, MN 55374

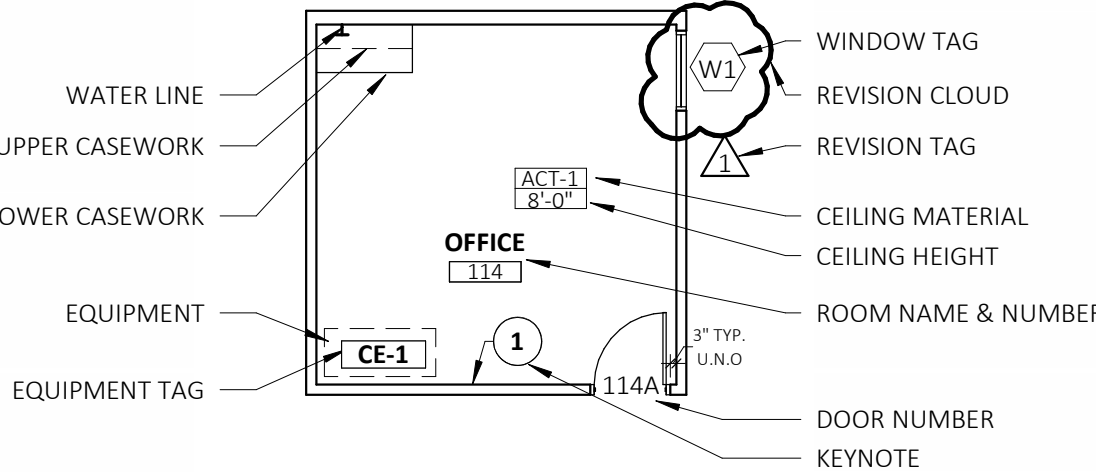
PROJ. NO.
23017

ISSUE DATE
08/07/2024

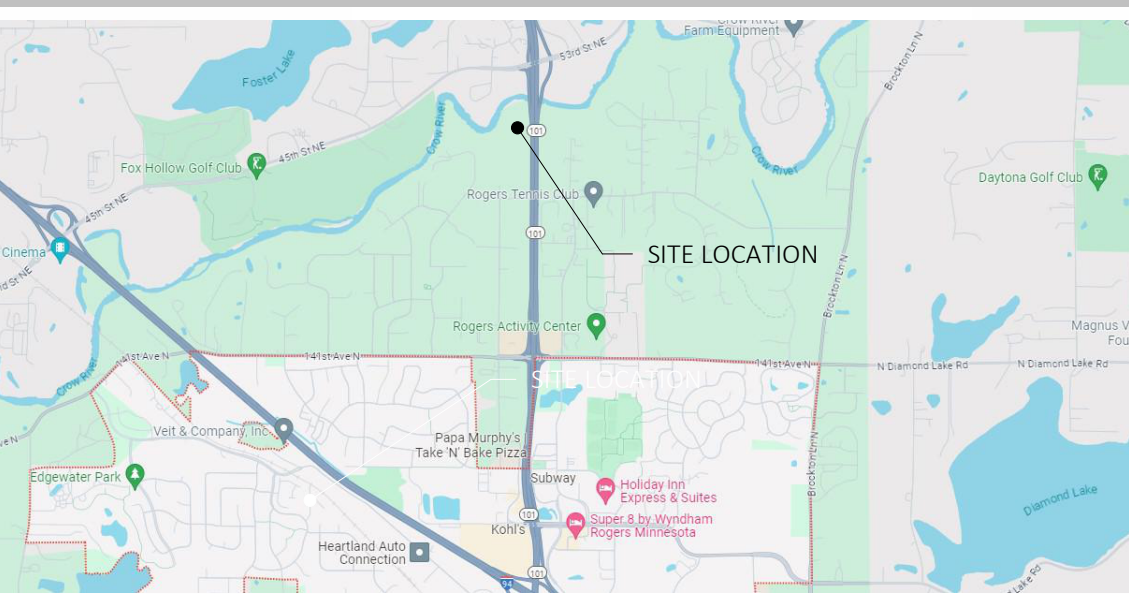
PROJECT PHASE
SCHEMATIC DESIGN



- CENTERLINE INDICATOR
- DETAIL / SECTION INDICATOR
- ELEVATION SYMBOL INDICATING DIRECTION OF VIEW
- ELEVATION INDICATOR
- GRID BUBBLE INDICATING EXISTING GRID LINES
- GRID BUBBLE INDICATING NEW GRID LINES
- SCREENED ARROW INDICATES EXISTING FLOORING
SOLID ARROW INDICATES NEW FLOORING
- NEW CONSTRUCTION
- NEW DOOR/ FRAME IN NEW OR EXISTING WALL
- PARTIAL HEIGHT PARTITION



AREA PLAN



SHEET #	SHEET DESCRIPTION
GENERAL	
A000	SHEET COVER
ARCHITECTURAL	
A200	FLOOR PLAN OVERALL
A300	EXTERIOR BUILDING ELEVATIONS



1
A000 ENTRY AT CORNER

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MohagenHansen.com

CERTIFICATION

NOT FOR
CONSTRUCTION

PROJECT TEAM

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MOHAGEN HANSEN
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WAYZATA, MN 55391
PHONE: 952-426-7400

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NMISSLING@MOHAGENHANSEN.COM

A000

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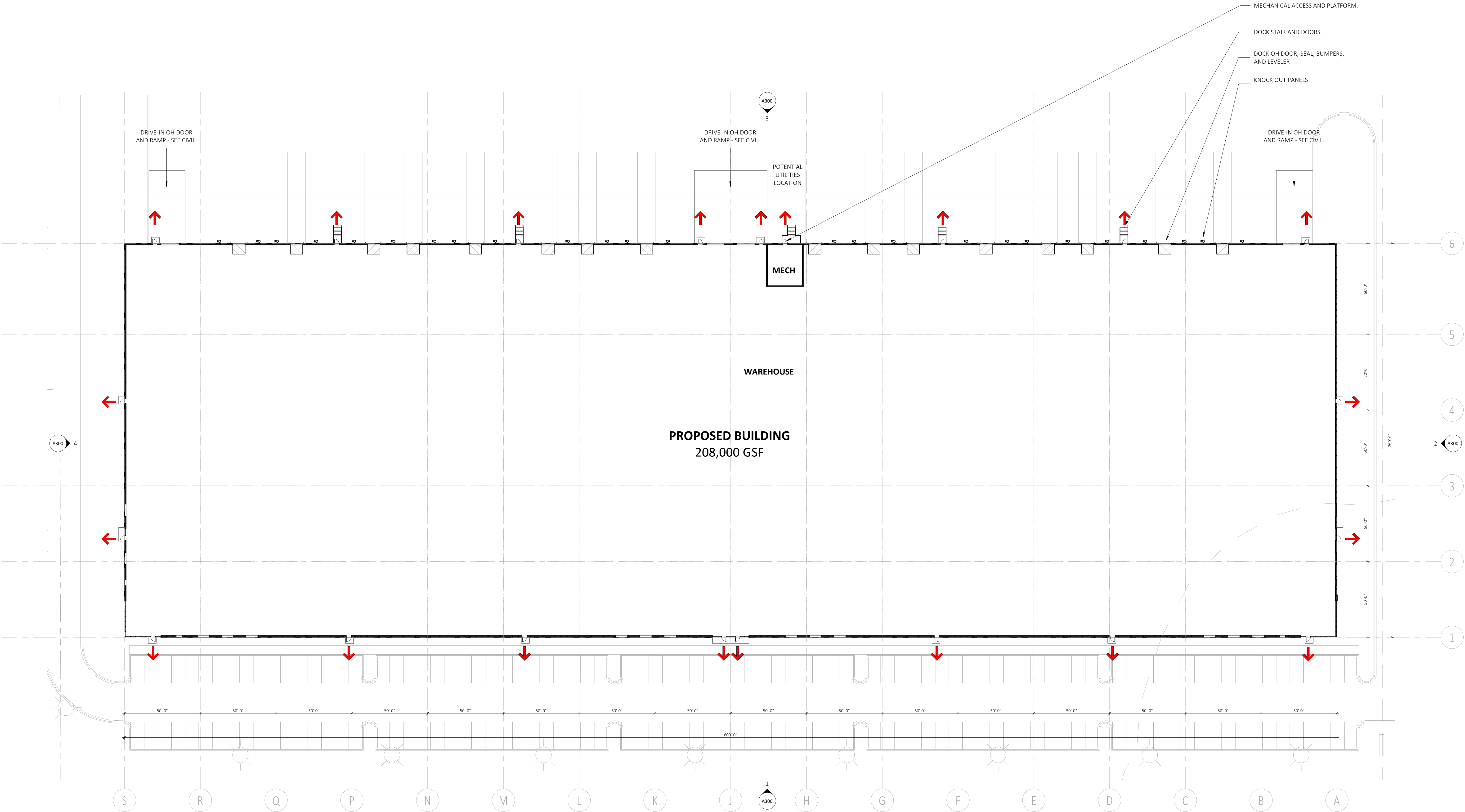
**ROGERS NORTHDAL
INDUSTRIAL**

**BUILDING #2
NORTHDAL BLVD AND
HWY 101
ROGERS, MN 55374**

NO.	DESCRIPTION	DATE
	CITY SUBMITTAL	08/07/2024

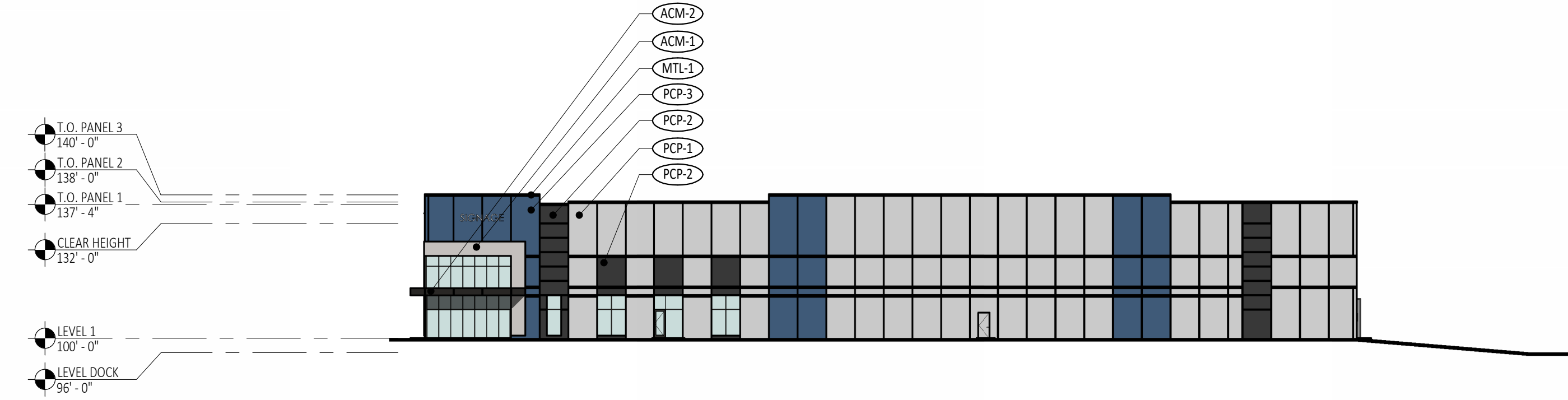
PROJECT NUMBER: 23017
DRAWN BY: J. JOHNSON
CHECKED BY: N. MISSLING / S. OLIVER
DATE: 08/07/2024
COMPUTER DIRECTORY:
West_Res_EstateRogers23017_ShellAndCoreCampus

**FLOOR PLAN
OVERALL**

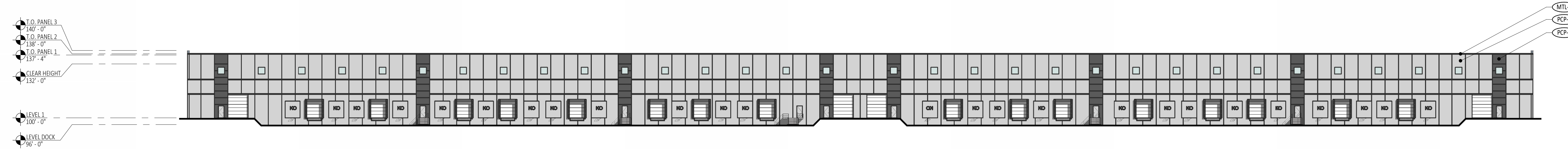




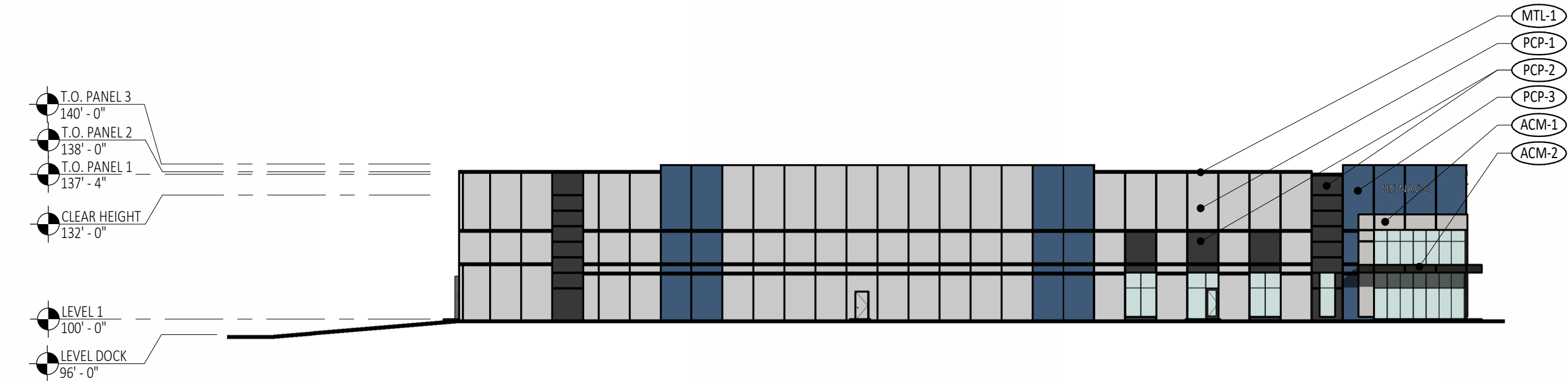
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A300 1" = 30'-0"



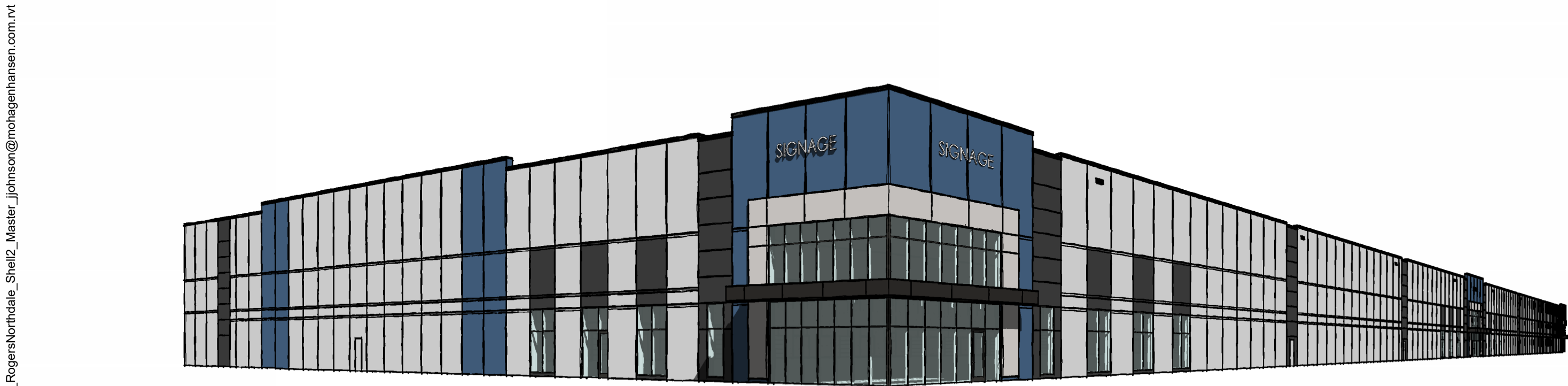
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A300 1" = 30'-0"



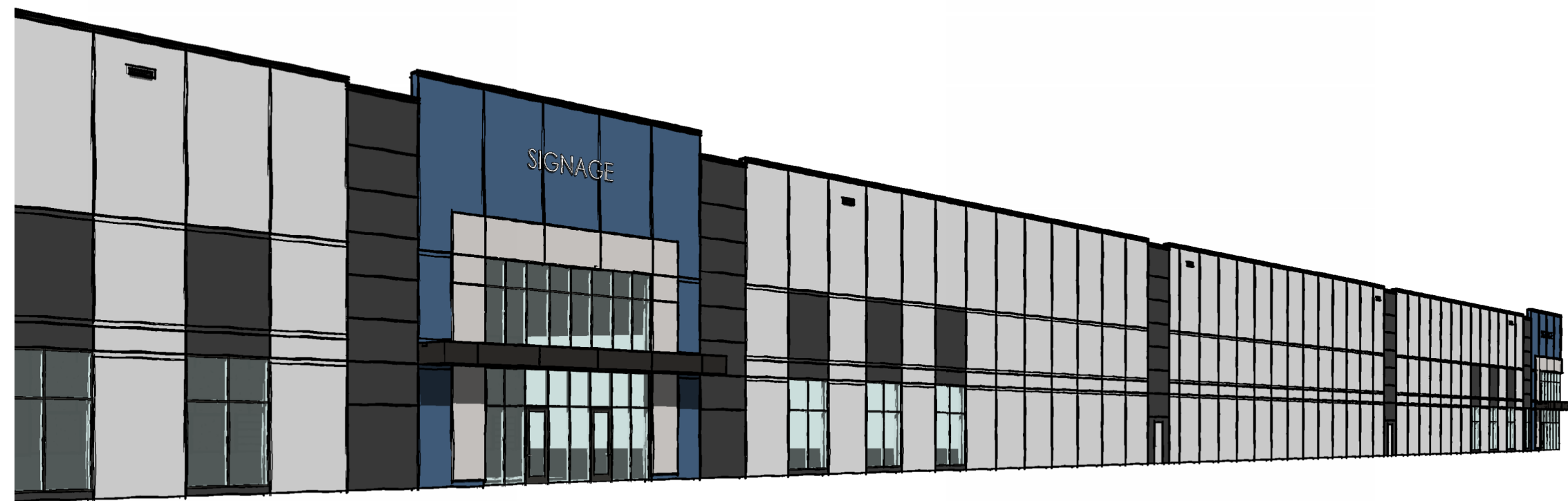
3 ELEVATION - WEST
A300 1" = 30'-0"



4 ELEVATION - SOUTH
A300 1" = 30'-0"



5 3D VIEW - ENTRY AT CORNER
A300



6 3D VIEW - ENTRY AT CENTER
A300

EXTERIOR MATERIALS LEGEND

- PCP-1 INSULATED PRE-CAST PANEL
COMPANY: FABCON.
FINISH: STEEL FORM FINISH PRECAST PANEL - PAINTED.
COLOR: FRENCH GREY (TBD).
- PCP-2 INSULATED PRE-CAST PANEL
COMPANY: FABCON.
FINISH: STEEL FORM FINISH PRECAST PANEL - PAINTED.
COLOR: CHARCOAL GREY (TBD).
- PCP-3 INSULATED PRE-CAST PANEL
COMPANY: FABCON.
FINISH: STEEL FORM FINISH PRECAST PANEL - PAINTED.
COLOR: BLUE HUE (TBD).
- MTL-1 PRE-FINISHED METAL COPING AND TRIM
COMPANY: FIRESTONE.
FINISH: UNICLAD.
COLOR: MATTE BLACK.
- ACM-1 PRE-FINISHED ALUMINUM COMPOSITE METAL PANEL
COMPANY: ALUCOBOND OR EQ.
COLOR: DEEP BLACK.
- ACM-2 PRE-FINISHED ALUMINUM COMPOSITE METAL PANEL
COMPANY: ALUCOBOND OR EQ.
COLOR: FRENCH GREY.
- P-1 PAINT
COMPANY: SHERWIN-WILLIAMS OR EQ.
COLOR: TO MATCH PAINT PCP-1 PAINT COLOR.
- P-2 PAINT
COMPANY: SHERWIN-WILLIAMS OR EQ.
COLOR: TO MATCH PAINT PCP-2 PAINT COLOR.
- P-3 PAINT
COMPANY: SHERWIN-WILLIAMS OR EQ.
COLOR: TO MATCH PAINT PCP-3 PAINT COLOR.

- NOTES:
1. ALUMINUM STOREFRONT FRAMES/ MULLIONS: BLACK ANODIZED ALUMINUM.
 2. GLAZING: CLEAR OR GREY TINT W/ LOW E.
 3. PRECAST OPENING AT STOREFRONT: PAINT TO MATCH CLOSEST ADJACENT MATERIAL: EITHER PRECAST FACE, MTL, OR ACM.
 4. OVERHEAD DOCK DOORS: PRE-FINISHED WHITE.
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 6. HAT DOORS: ALL DOORS TO BE PAINTED P-1, U.N.O.
 7. CANOPY SOFFIT: ACM-1.
 8. BOLLARDS: PAINTED: "OSHA YELLOW".
 9. SIGNAGE: BACKLIT SIGNAGE BY TENANT PERMIT.
 10. SAMPLES: PROVIDE SAMPLES FOR CLIENT AND ARCHITECT TO REVIEW BEFORE CONSTRUCTION.
 11. MOCK-UP: PROVIDE MOCK-UP OF EACH PAINT COLOR FOR CLIENT AND ARCHITECT TO REVIEW ONSITE.

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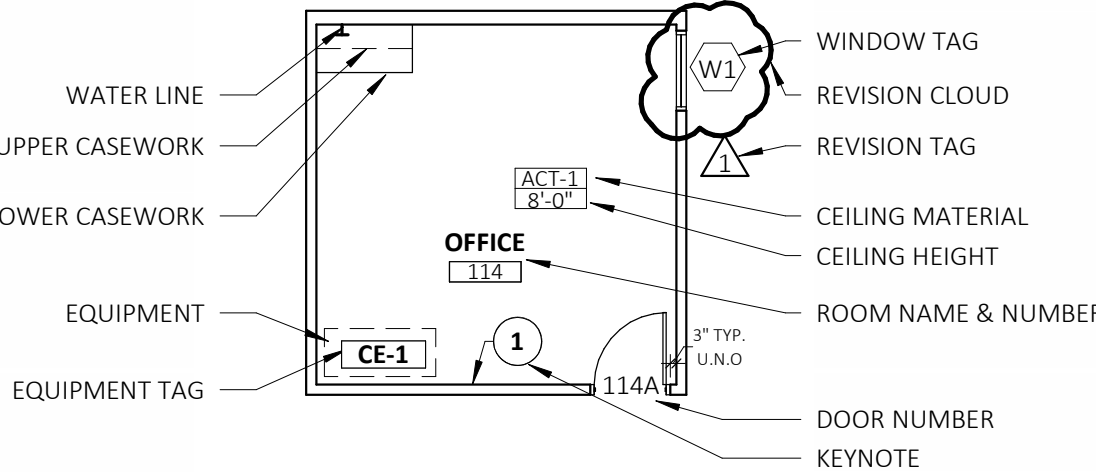
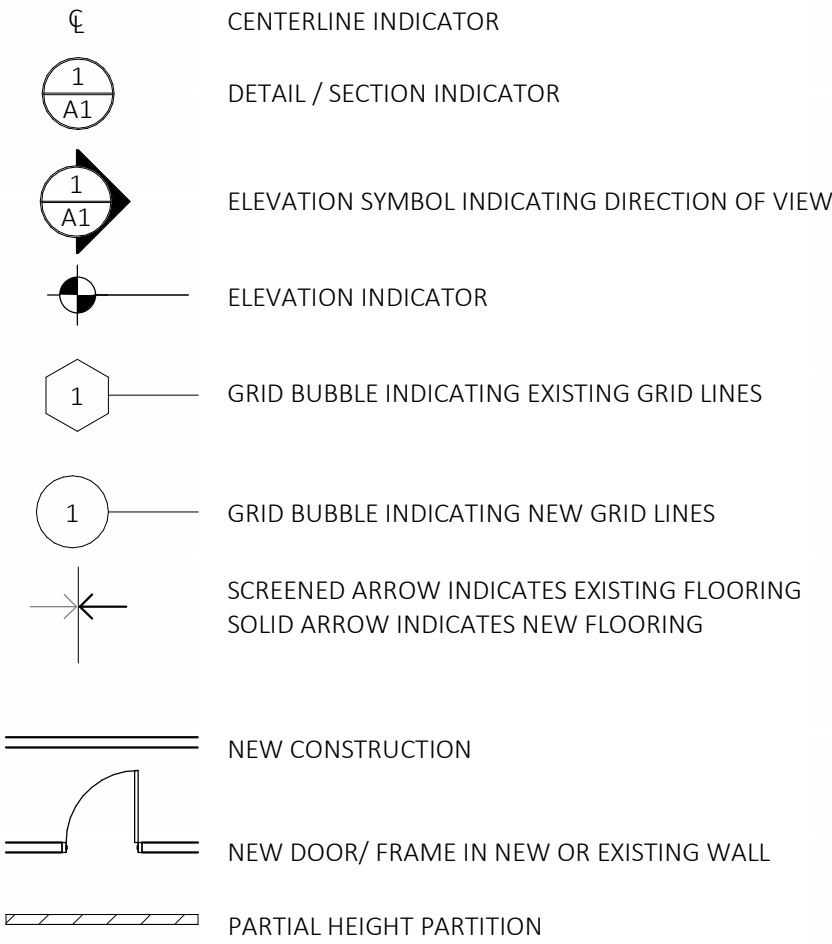
ROGERS NORTHDAL
INDUSTRIAL

BUILDING #2
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HWY 101
ROGERS, MN 55374

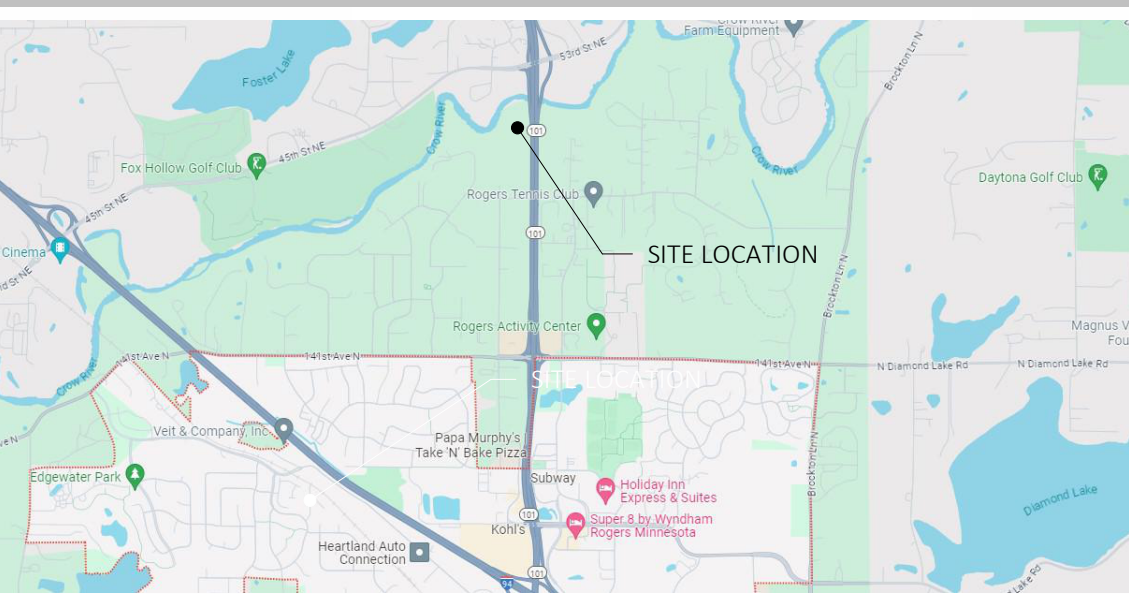
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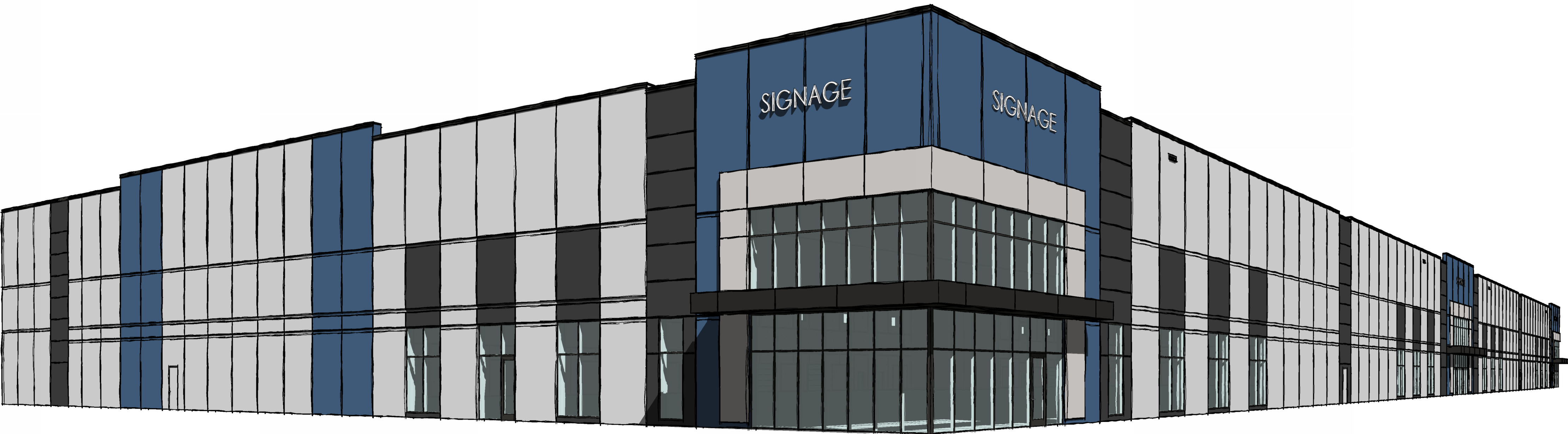
EXTERIOR
BUILDING
ELEVATIONS



AREA PLAN



SHEET #	SHEET DESCRIPTION
GENERAL	
A000	SHEET COVER
ARCHITECTURAL	
A200	FLOOR PLAN OVERALL
A300	EXTERIOR BUILDING ELEVATIONS



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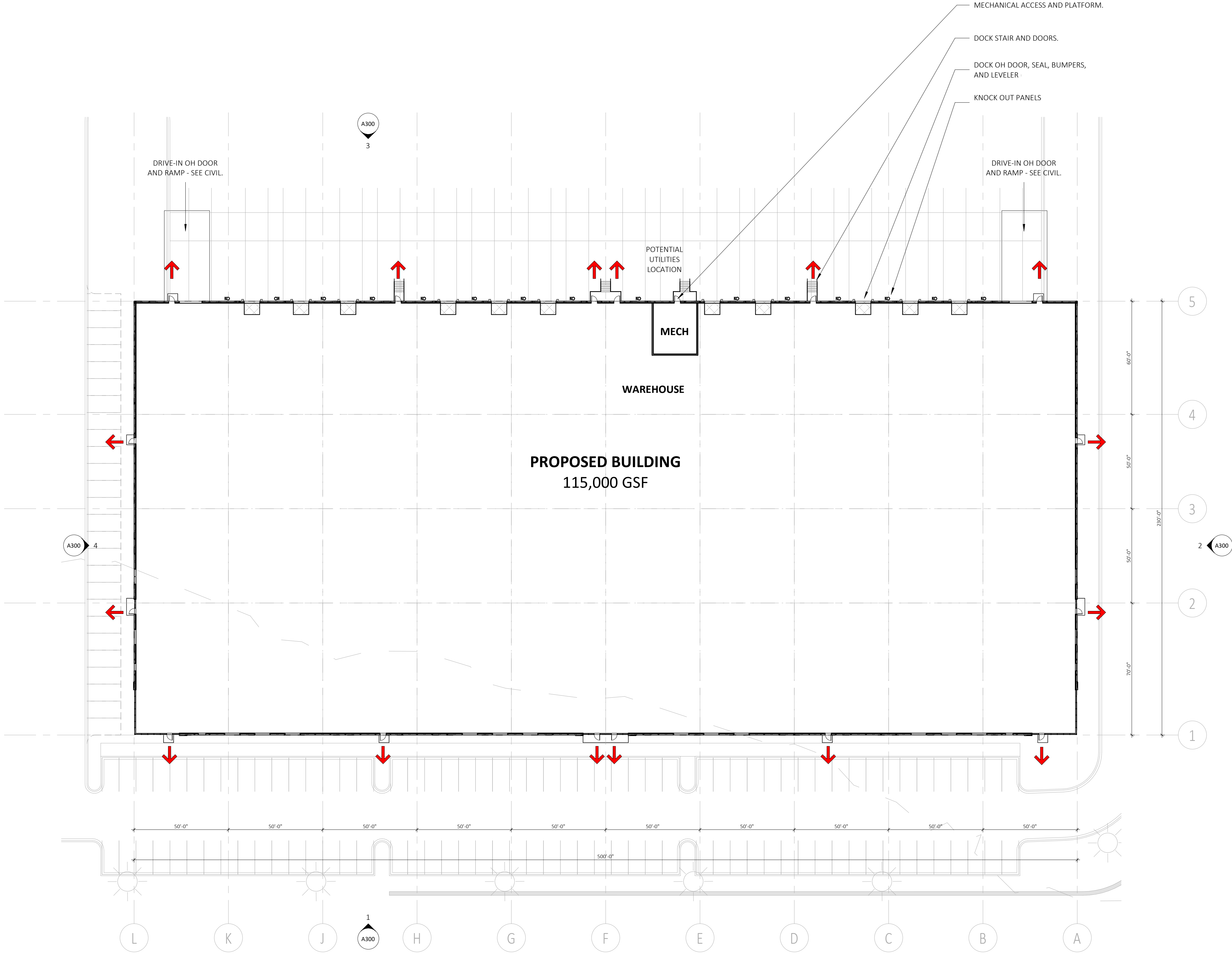
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INDUSTRIAL**

**BUILDING #3
NORTHDAL BLVD AND
HWY 101
ROGERS, MN 55374**

NO.	DESCRIPTION	DATE
	CITY SUBMITTAL	08/07/2024

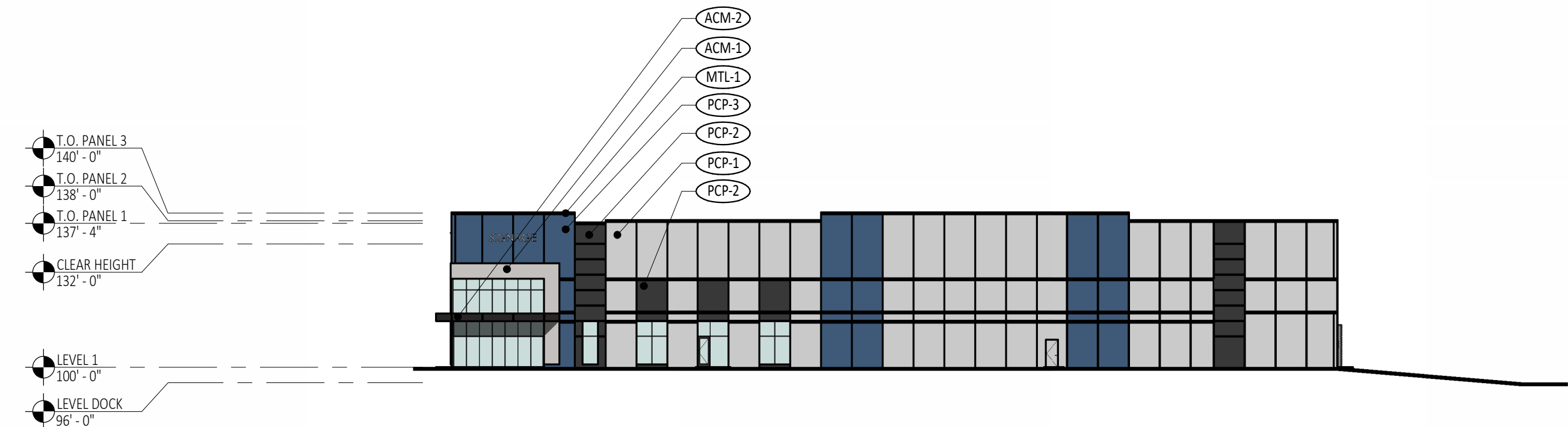
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**FLOOR PLAN
OVERALL**

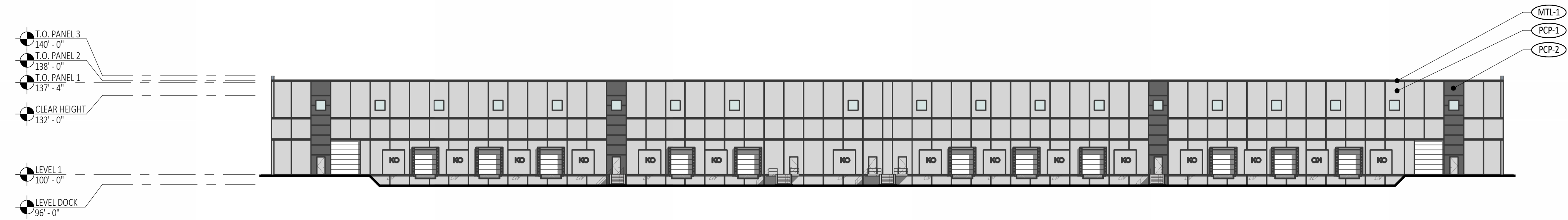




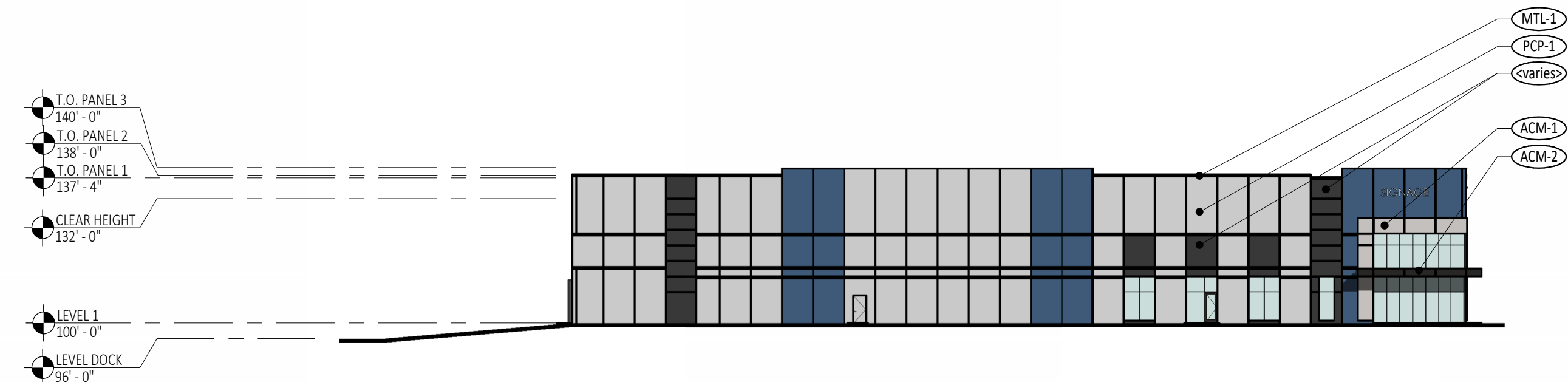
1 ELEVATION - EAST
A300 1" = 30'-0"



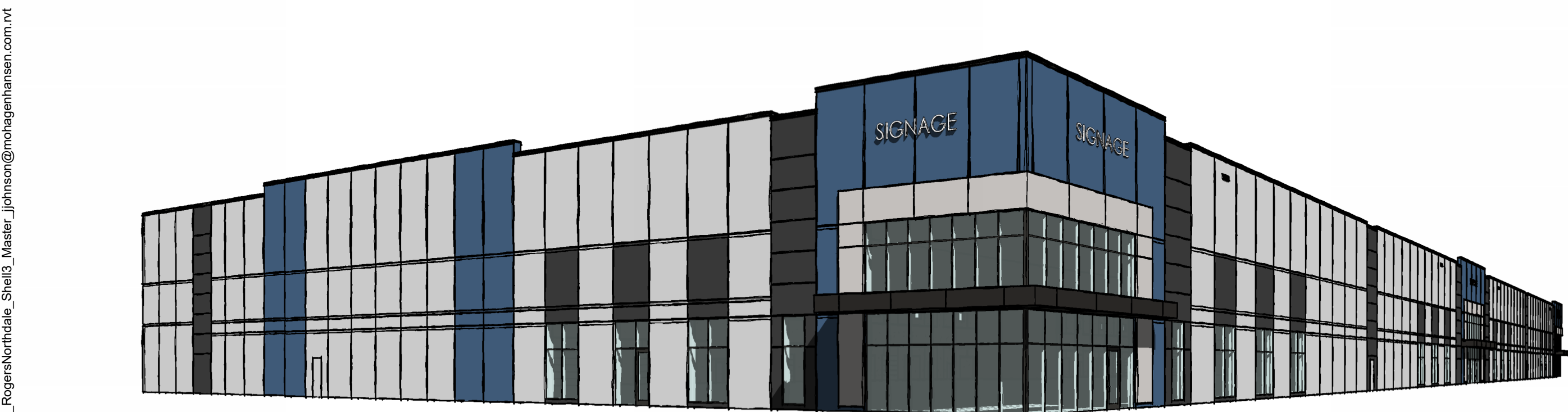
2 ELEVATION - NORTH
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3 ELEVATION - WEST
A300 1" = 30'-0"



4 ELEVATION - SOUTH
A300 1" = 30'-0"



5 3D VIEW - ENTRY AT CORNER
A300



6 3D VIEW - ENTRY AT CENTER
A300

EXTERIOR MATERIALS LEGEND

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FINISH: STEEL FORM FINISH PRECAST PANEL - PAINTED.
COLOR: CHARCOAL GREY (TBD).
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- P-1** PAINT
COMPANY: SHERWIN-WILLIAMS OR EQ.
COLOR: TO MATCH PAINT PCP-1 PAINT COLOR.
- P-2** PAINT
COMPANY: SHERWIN-WILLIAMS OR EQ.
COLOR: TO MATCH PAINT PCP-2 PAINT COLOR.
- P-3** PAINT
COMPANY: SHERWIN-WILLIAMS OR EQ.
COLOR: TO MATCH PAINT PCP-3 PAINT COLOR.

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EXTERIOR
BUILDING
ELEVATIONS

A300



STAFF REPORT

ROGERS PLANNING COMMISSION

Meeting Date: December 2, 2024

Agenda Item: 5.1

Subject: Discussion of Sign Code Amendments and Request for Feedback

Prepared By: Alec Henderson, City Planner

Overview / Background / Analysis

In mid-2024, the City of Rogers entered into an agreement with Landform for the purposes of re-writing the sign ordinance. Said sign code re-write was initiated to ensure the sign provisions match today's standards, are more clear and direct in requirements, and that all components of the code are legal. Included in this item is a report from Landform further detailing information related to this item.

Staff Recommendation

Review and provide feedback on the proposed Sign Code draft.

Financial Impact: Not applicable.

Source Fund: Not applicable.

Budgeted? N/A

Supporting Documentation

- A. Existing Rogers Sign Code
- B. Rogers Sign Ordinance Draft Update

TO: Rogers Planning Commission

FROM: Kevin Shay, AICP, Landform

DATE: December 2, 2024

RE: Sign Ordinance Update

1. Background

The City initiated an update of the Sign Ordinance and contracted Landform to lead this effort. Chapter 113 in the Rogers City Code regulates sign type, placement and design in the City.

2. Public Process

The City held a community open house on November 13th to gather feedback from the community. There were roughly 20 members of the public in attendance and most were local business owners. The questions received were looking at additional signage along Highway 101, how neon lighting was being regulated, the height of freestanding signs, how billboards were being handled and what standards would be for joint signage. Generally, attendees were supportive of the proposed changes to the existing ordinance.

3. Key issues

Sign Ordinance

The changes to the sign ordinance will be significant; therefore, the update will be a repeal and replace of the ordinance. The goal of the update is to reflect the current zoning districts, make the ordinance clear and concise by reducing unnecessary text and utilizing tables and graphics where appropriate. As part of the changes there were significant text edits made to clarify language and reorganize for clarity.

The sign ordinance was drafted to accomplish several goals including:

- Increased clarity.
- Reduce repetition and eliminate unnecessary language.
- Change from sign districts to zoning districts.
- Remove all content-based regulations.
- Exempt murals and sculptures from sign standards. These types of improvements are not defined as signs and will not require a sign permit.
- Update the ordinance for modern technology associated with lighting and electronic signs.
- Electronic conversion for billboards (dependent on Commission and Council Feedback).
- Include additional graphics in the ordinance to better depict sign types and measurements.



- Ensure compliance with state and federal regulations. The City Attorney will review the draft ordinance prior to adoption to confirm that there are no conflicts.

The ordinance format and organization are new and it is difficult to compare the existing ordinance with the proposed draft to highlight specific changes. However, the following are the notable changes that were made to the ordinance as follows:

- All sign standards are now tied to the zoning district of the property. The square footage for freestanding signs has been made consistent across the commercial and industrial districts and is generally an increase to the allowed size.

TABLE 1.					
Sign Types	Zoning Districts				
Permanent	R-1, R-2, R-3, R-4, R-5, AG, OP	LC, RC, GI	SB	ND	DT ²
Awning	NA	Allowed	Allowed	Allowed	Allowed
Canopy	NA	Allowed	Allowed	Allowed	Allowed
Electronic Message Center	NA	NA	Allowed	NA	Allowed
Freestanding	Allowed (monument only)	Allowed	Allowed	Allowed	Allowed
Internal Wayfinding	R-4, R-5 and OP only	Allowed	Allowed	Allowed	Allowed
Menu Board	NA	Allowed	Allowed	Allowed	Allowed
Wall	R-4, R-5 and OP only	Allowed	Allowed	Allowed	Allowed
Window	NA	Allowed	Allowed	Allowed	Allowed
Temporary (all types) ¹	Allowed	Allowed	Allowed	Allowed	Allowed
Notes: NA means "not allowed." ¹ Refer to 113.08 for a list of temporary sign types. ² Refer to 113.12 for sign standards.					



TABLE 2						
Sign Types	Zoning Districts					
Permanent	R-1, R-2, R-3, AG	R-4, R-5, OP ¹	LC, GI, ND	SB	RC	DT ²
Freestanding	32 square feet (monument only)	60 square feet (monument only)	120 square feet	120 square feet	120 square feet	48 square feet
Internal Wayfinding	N/A	6 square feet	6 square feet	6 square feet	6 square feet	6 square feet
Wall	N/A	10% of the building front	10% of the building front	10% of the building front	10% of the building front	10% of the building front
Window	N/A	33% of window area	33% of window area	33% of window area	33% of window area	25% of window area
	Notes: NA means “not allowed.” ¹ Institutional uses in all residential districts shall follow the standards for R-4, R-5 and OP ² Refer to 113.10 for additional sign standards.					

- New clearer lighting standards for internal and external lighting that line up with industry standards were added.
- There was a section added to account for multitenant sites to allow for a master sign plan associated with a multitenant building.
- There was a section added for multi-business signage to allow a single shared sign for multiple parcels.
- A special exception was included for institutional uses located in residential districts.
- Temporary sign standards have been revised for clarity, with no temporary signs allowed in the right-of-way.
- Included Rogers Downtown Master Plan by reference in the Downtown (DT) district.
- Included language to allow existing billboards to convert to electronic.

The intent of this report is to provide the Planning Commission with a draft ordinance for review and comment prior to the formal public hearing. This draft and any Commission comments will be shared with the City Council at their December 10th meeting. A public hearing at the Planning Commission will be scheduled with the final version of the ordinance.

4. Recommendation

The Planning Commission should provide feedback on the proposed sign ordinance.

Attachments

- Draft Sign Ordinance
- Existing Sign Ordinance

CHAPTER 113 - SIGNS

Sec. 113-1. - Definitions

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Auxiliary sign means a sign that has a purpose secondary to the use of the lot on which it is located, such as telephone, drive-through, cash machine, air, entrance, exit, parking restrictions, security warnings or similar directives. No part of the sign may display a product or logo message nor be illuminated.

Awning sign means a sign printed on or in some fashion attached directly to an awning.

Back-to-back sign means a sign structure with two sign faces oriented in opposite directions and spread not more than two feet apart.

Balloon sign means a sign consisting of a bag or similar device made of lightweight material supported by helium, hot, or pressurized air, which is greater than 18 inches in diameter.

Building sign means a sign attached to a building, including, but not limited to, an awning, canopy, or marquee, wall, projecting or window sign.

Canopy sign means a sign printed on or in some fashion attached directly to a canopy.

Changeable copy sign means a sign or portion thereof with characters, letters or illustrations that can be changed or rearranged mechanically without altering the face or the surface of the sign.

Dynamic signs mean electronically or other technologically controlled signs where the message is formed by electronic or other digital or dynamic media, and when not static for more than one hour are considered flashing signs, except when used to provide primarily time and temperature or other public service information and not to exceed 25 percent of the area of the sign face when located as an on-premises sign. On-premises dynamic signs may not change more than once per hour, except as required to update time and temperature. Transition between time, temperature and public service announcements must be instantaneous and have no special effects of any kind.

Face means the surface of the sign upon, against or through which the message on the sign is exhibited.

Flashing sign means a sign which exhibits changing light or color effect by any means, so as to provide intermittent illumination or the illusion of intermittent flashing light by any means. In addition, any mode of lighting that resembles zooming, twinkling, sparkling, fading or enhancing. Electronic or other digitally displayed signs that are static for more than one hour shall not be considered to be flashing signs.

Freestanding sign means a sign that has supporting framework that is placed on, or anchored in, the ground and which is independent of any building or other structure.

Graphic sign means an object, sculpture or sign, either freestanding, attached or painted directly to a wall that is primarily symbolic or representational in nature. Graphic signs also include pennants, streamers, strings of lights, searchlights, flags of other than a political jurisdiction, beacons or any other similar signs.

Ground sign means a freestanding sign with its sign face mounted on the ground, on a solid base at least as wide as the sign and extending vertically at least two-thirds of the height of the sign copy.

Identification sign means a sign containing principally the name of the individual or establishment occupying the premises, and which also may include the street address, telephone number or other information identifying the use.

Illuminated sign means a sign lighted by or exposed to artificial lighting either on or in the sign or directed toward the sign.

Institutional use means a facility providing educational, governmental, religious, or community services to the general public such as libraries, schools, churches, municipal buildings, museums, and historic buildings and sites. Institutional facilities may be owned and operated by either public or private entities.

Interior sign means a sign that is located within the interior of any building, or within an enclosed courtyard, that is not visible from the property line or public right-of-way.

Marquee sign means a building sign painted on or attached to a marquee.

Off-premises advertising sign or billboard means a sign that directs attention to a business, establishment, product, service, interest, activity or entertainment not exclusively related to the premises where such sign is located.

On-premises sign means a sign that directs attention to or promotes a business, establishment or activity conducted, or a product, service, interest or entertainment sold or offered, on the premises where such sign is located.

Pole sign means a freestanding sign which has its supportive structure anchored in the ground or on a solid base not at least as wide as the sign, or which has a sign face elevated above the ground or base by one or more poles or beams and with an open area between the sign face and the ground or base of more than one foot.

Political or noncommercial sign means a sign posted by a person or group promoting or commenting on a political issue, opinion or candidate for political office. All signs of noncommercial speech may be posted from August 1 in any general election year until ten days following the general election and 13 weeks prior to any special election until ten days following the special election. Signage shall be placed on private property, not within ten feet of a driveway.

Portable sign means a sign which is designed or intended to be moveable, including by trailer or on its own wheels, even though the wheels of such sign may be removed.

Principal structure or use means the main use of land or buildings and structures, as distinguished from or contrasted to subordinate or accessory uses, buildings or structures.

Project information sign means a sign erected on the premises on which construction is taking place, identifying the project, the architects, engineers, landscape architects, contractors or similar artisans, or the owners, financial supporters, sponsors or similar individuals having a role or interest in the project.

Projecting sign means a sign that projects from a wall of a building in such manner that the sign face is perpendicular to the wall, or a sign that is suspended from a soffit or other permanent overhang. Projecting signs shall not extend into the right-of-way.

Real estate sign means a sign which advertises the sale, rental or lease of the property on which the sign is located.

Roof sign means a sign which is mounted on the roof of a building or which projects above the top of the wall of a building with a flat, gambrel, gable or hip roof, or the deck line of a building with a mansard roof.

Service area canopy sign means a sign that is part of, or attached to, a service area canopy.

Sign means a structure, fixture, placard, announcement, declaration, image, device, demonstration, logo or insignia used for direction, information, identification, attraction, or to advertise or promote any business, product, activity, service, interest or entertainment.

Sign area.

- (a) *Address exempted.* A building sign containing only the street number and street name shall be exempt from total sign face area calculations, provided such address lettering shall not exceed eight inches in height and three feet in length.
- (b) *Awnings, canopies and marquees.* When signs are incorporated into awnings, canopies and marquees, the sign area shall be determined by computing the area of an imaginary rectangle drawn around the sign. Backlit awnings and canopies, with or without signage, shall be considered a sign and shall be included in the calculation of total permitted building sign area.
- (c) *Back-to-back signs.* The sign face area shall be determined on the basis of only one side of such sign. If the sign faces are not parallel, the sign face area shall be determined on the basis of the sum of the areas of each sign face.
- (d) *Banners.* When signs are incorporated into banners, the sign area shall be determined on the basis of the outer dimensions of the banner.
- (e) *Building facades.* Backlit building facades, with or without signage, shall be included in the calculation of total permitted building sign area.
- (f) *Framed signs.* The area of a sign face enclosed in a frame or cabinet shall be determined on the basis of the outer dimensions of the frame or cabinet surrounding the sign face. Where the frame or cabinet is not in the shape of a rectangle, square, triangle or circle, the sign face area shall be determined by calculating the area of an imaginary rectangle drawn around the frame or cabinet.
- (g) *Individual elements.* When signs are constructed of individual elements attached to a building or wall, the sign face area shall be determined by calculating the area of an imaginary rectangle drawn around the sign elements.

- (h) *Multiple-framed signs.* For freestanding and projecting signs that contain multiple frames on a single structure and oriented in the same direction, the sign face area shall be determined on the basis of the sum of the areas of each cabinet.
- (i) *Painted wall signs.* If a painted wall sign is incorporated into a painted wall decoration, both the wall sign and decoration shall be counted as the sign face area.
- (j) *Three-dimensional signs.* For globe signs, three-dimensional, three or more sided signs, or signs with indistinct sign faces, the sign face area shall be determined on the basis of the maximum surface area visible at any one time.

Structure means a structure, including the supports, uprights, bracing and framework, that supports or is capable of supporting a sign.

Temporary sign means a sign that is intended to be displayed for a limited time period only.

Wall sign means a sign mounted parallel to the building facade. A wall sign must be attached to a wall. Wall signs may not be attached to any other feature of a structure other than to a wall. Wall signs may not extend more than 18 inches from the wall to which they are attached.

Window sign means a sign that is placed inside a window or upon the surface of a window and is visible or is intended to be viewed from the exterior of the window.

(Ord. No. 2008-03, § 3, 2-26-2008; Ord. No. 2016-06, 3-22-2016)

Sec. 113-2. - Intent; Scope of Regulations

- (a) *Intent.* Regulations governing signs are established to allow effective signage appropriate to the planned character of each district, to promote an attractive environment, to minimize adverse effects on nearby property, and to protect the public health, safety, and welfare. The intent of this chapter shall be established by utilizing and adhering to the following:
 - (1) Having permanent signs of high aesthetic value.
 - (2) Signs that are compatible with their surroundings.
 - (3) Signs that do not obstruct public safety, nor unduly distract motorists.
 - (4) Signs that are architecturally compatible and in scale with the associated structure.
- (b) *Scope of regulations.* The sign regulations set forth in this chapter shall apply to all structures and all land uses. This chapter describes the signage standards for permitted and conditional uses in the seven special sign districts that overlay the zoning districts of the city. Specific additional regulations are established for signs that are unique in purpose and not easily addressed by district regulations. No person shall place, erect or maintain a sign, nor shall a lessee or owner permit property under their control to be used for such sign, which does not conform to the requirements of this chapter, and all other applicable regulations.

(Ord. No. 2008-03, § 1(b), (c), 2-26-2008)

Sec. 113-3. - Loss of Nonconforming Rights

- (a) No sign shall be enlarged or altered in a way that increases its nonconformity.
- (b) A nonconforming sign for a use or site that is discontinued for a continuous period of more than one calendar year shall be deemed to be abandoned and may not thereafter be reestablished or resumed except in conformity with all applicable regulations of this chapter. This provision shall include all signs for businesses that are vacant for a period of one year, even if the eventual use of the site remains the same.
- (c) Should such nonconforming sign or sign structure be damaged or structure be destroyed by any means to an extent greater than 50 percent and all required permits for its reconstruction have not been applied for within 180 days of when the sign or sign structure was damaged, it shall not be reconstructed or used except in conformity with the provisions of this chapter.
- (d) Should such sign or sign structure be moved for any reason for any distance whatsoever, it shall thereafter conform to the regulations for the zoning district in which it is located after it is moved.
- (e) No existing sign devoted to a use not permitted by the zoning code in the zoning district in which it is located shall be enlarged, expanded or moved except in changing the sign to a sign permitted in the zoning district in which it is located.
- (f) When a building loses its nonconforming status, all signs devoted to the structure shall be removed and all signs painted directly on the structure shall be repainted in a neutral color or a color that will harmonize with the structure.

(Ord. No. 2008-03, § 17, 2-26-2008)

Sec. 113-4. - Sign Measurement, Area

- (a) For wall, canopy, or projection signs consisting of individual letters, numbers, characters, figures, or displays attached in some manner to a building: The area of the sign shall be deemed to be the area included in the smallest square or rectangle that can be drawn around each of the individual letters, numbers, characters, figures, or displays. Such signs may only contain the name of the individual business to be measured in this way.
- (b) For ground signs or wall, canopy, or projection signs consisting of a background with more than individual letters, numbers, characters, figures, or displays attached in some manner to a building, or for any form of advertising the business other than the name of the individual business: The area of a sign shall be deemed to be the area included in the smallest square or rectangle that can be drawn around the total sign area composed of individual letters, numbers, characters, figures, or displays. Such signs include the copy area devoted to conveying a message, excluding structural supports, but including trim or framing devices. Where signs have appendages or additions, such as "pop-ups" or "cutouts" that extend beyond the copy area, the area of such appendages or additions shall be measured separately, but included in the total sign area. In addition, to be included in the total sign area shall be the area contained in the changeable copy sign. Portions of a sign that are designed to attract attention are considered a part of the sign for measurement purposes.
- (c)

For measuring the area of a sign, only one side of the sign shall be included. No more than two sign areas, with a total of four sign faces, are permitted for each ground sign. In computing the measurable area of signs, those signs or portions of signs required by federal or state laws and regulations shall not be computed or considered as a part of the total sign area.

(Ord. No. 2008-03, § 18, 2-26-2008)

Sec. 113-5. - Exempt Signs

The following signs shall be exempt from the regulations of this chapter:

- (a) Official public notices or warning signs required by local, state or federal law, including, but not limited to, traffic control and other regulatory purpose signs.
- (b) Any sign located inside a building that is not legible from more than three feet beyond the property line of the parcel or lot the sign is located on.
- (c) Religious symbols or works of art that do not contain a commercial message.
- (d) Any temporary for sale or for rent sign that advertises the sale or rental of personal property or residential premises upon which the sign is located as long as the sign is not illuminated and does not exceed 24 square feet in area or four feet in height, or the height permitted for an auxiliary sign in that sign district, if greater. "For Sale" or "For Rent" signs on nonresidential properties shall be regulated as provided in section 113-11, pertaining to special sign types.
- (e) Any political or noncommercial sign in compliance with the standards of Minn. Stats. § 211B.045, and any political or noncommercial sign in the residential or residential, multifamily and institutional sign overlay districts outside of the period regulated by Minn. Stats. § 211B.045, provided such signs do not exceed six square feet, not extending more than six feet above the grade at the base of the sign and are limited to one wall sign or freestanding sign per street frontage. In all other sign overlay districts, any sign display or device allowed under this section may contain, in lieu of other copy, any otherwise lawful political or noncommercial message that does not direct attention to a business operated for profit, or to a commodity or service for sale, and that complies with the size, height and lighting requirements of this section.
- (f) Any sign placed within the right-of-way of a roadway with the permission and approval of the roadway authority.
- (g) Any nonilluminated project information sign not exceeding 64 square feet in area and 12 feet in height and removed upon building occupancy.

(Ord. No. 2008-03, § 4, 2-26-2008)

Sec. 113-6. - Prohibited Signs

The following signs shall be prohibited in all zoning districts.

- (a) Signs with moving or swinging parts, with the exception of projection signage.
- (b) Flashing signs, except when used to provide primarily time and temperature or other public service information and not to exceed 25 percent of the area of the sign face.

- (c) Roof signs, a sign mounted on the roof of a building or on a parapet wall.
- (d) Off-premises, billboard or advertising signs, or any sign that directs attention to a business, service, product or event not related to or on the premises where the sign is located if not located in the SI special industrial zoning district, with the exception of those signs permitted through sections 113-13 and 113-14.
- (e) Any sign not constructed, wired, assembled, attached or supported in conformance with applicable building or other codes and regulations.
- (f) Pennants, streamers, strings of lights, searchlights, flags of other than a political jurisdiction, beacons or any other similar signs, except as permitted through sections 113-13 and 113-14.
- (g) Any sign not specifically permitted in this chapter.
- (h) Any signage placed in the right-of-way will be immediately removed by the city. Any damage occurring to the sign during the removal process will not result in a reimbursement as the sign was placed on public property.

(Ord. No. 2008-03, § 5, 2-26-2008)

Sec. 113-7. - Sign Permit Required

Except for routine maintenance, no sign may be painted, constructed, erected, remodeled, relocated, or expanded until a sign permit is obtained in accordance with the applicable building code. No sign permit shall be issued for any sign unless the sign is permitted by, and complies with, the regulations of this chapter.

(Ord. No. 2008-03, § 2, 2-26-2008)

Sec. 113-8. - Sign Overlay Districts Established

For the purpose of regulation of signs, the following seven sign overlay districts are adopted:

- (a) *R residential sign overlay district*. All residential properties zoned R-2.
- (b) *RMI residential, multifamily and institutional sign overlay district*. All properties zoned AG or AG-PUD; and all nonresidential uses in any R-2 through R-4 zoning district; and all residential properties zoned R-3 and R-4, and all city parks and facilities.
- (c) *TTC traditional town center sign overlay district*. All properties zoned B-1, L-1 or R-2 and fronting on Main Street but not on Cty. Rd. 81 and located between Cty. Rd. 81 and Rouillard Blvd., or on Rogers Memorial Drive.
- (d) *CB community business sign overlay district*. All properties zoned B-1 and fronting on Cty. Rd. 81 or located between Cty. Rd. 81 and I-94.
- (e) *RB regional business sign overlay district*. All properties zoned B-1, B-2, B-3, or B-C and located north of I-94.
- (f) *IG industry general sign overlay district*. All properties zoned I-1 light industrial or SI special industrial districts and located south of I-94 and located north of I-94 and west of Highway 101.

(g) *ILS industry large site sign overlay district.* All properties zoned I-1 light industrial or SI special industrial and located north of I-94 and east of Highway 101.

(Ord. No. 2008-03, § 6, 2-26-2008; Ord. No. 2012-13, § 1, 11-13-2012)

Sec. 113-9. - Permitted Sign Type, Area, Height and Illumination by Sign Overlay District

All signs, unless specifically regulated in section 113-11, pertaining to special sign types, of this section shall conform to the applicable standards in the following table. For parcels with frontage on more than one street, the permitted wall sign area shall be allowed on each wall fronting on a street. Wall sign area may not be transferred between wall surfaces except by the provisions of section 113-12, pertaining to sign adjustments.

Table One. Sign Standards by Overlay Sign District

Sign Type	R Residential	RMI Multifamily and Institutional	TTC Tradition al Town Center	CB Community Business	RB Regional Business	IG Industry General	ILS Industry Large Site
Wall							
Max. Area (1)	2 sf	60 sf	1.5 sf per linear ft, up to a max. of 48 sf	2 sf per linear ft, up to a max. of 100 sf	2 sf per linear ft, up to a max. of 80 sf	2 sf per linear ft, up to a max. of 60 sf	2 sf per linear ft, up to a max. of 120 sf
Max. Height	NA	EXT	12 ft	NA	NA	NA	NA
Lighting (2)	none		INT/EXT	INT/EXT	INT/EXT	INT/EXT	EXT
Projecting	Not permitted	Not permitted	Yes, 4 ft.	Not permitted	Not permitted	Not permitted	Not permitted
Max. Area			12 sf				
Max. Height			2 ft roof				
Min. Height			8 ft				
Lighting			INT/EXT				

Freestanding ⁽³⁾							
Max. Area	6 sf. for real estate signage,	36 sf ⁽⁴⁾	16 sf ⁽⁴⁾	60 sf	100 sf ⁽⁴⁾	32 sf ⁽⁴⁾	36 sf ⁽⁴⁾
Max. Height	6 ft height,	8 ft	6 ft	12 ft	15 ft	6 ft	8 ft
Lighting	no lighting	EXT	EXT	INT/EXT	INT/EXT	EXT	EXT
Auxiliary							
Max. Area	Not Permitted	6 sf	6 sf	6 sf	6 sf	6 sf	6 sf
Wall		6 sf	6 sf	6 sf	6 sf	6 sf	6 sf
Freestanding		8 ft	8 ft	8 ft	8 ft	8 ft	8 ft
Max. Height		4 ft	4 ft	4 ft	4 ft	4 ft	4 ft
Wall							
Freestanding							
Electronic /Digital Display	Not permitted	Not permitted*	Not permitted	See section 113-11(e)	See section 113-11(e)	Not permitted	Not permitted

* Except for Institutional uses fronting on County Roads (CSAH), Highway 101 and Interstate 94.

Notes for Table One:

- (a) *Parcels with frontage on more than one street.* For parcels with frontage on more than one street, the permitted wall sign area shall be allowed on each wall fronting on a street. Permitted wall sign area may not be transferred between wall surfaces except by the provisions of [section 113-12](#), pertaining to sign adjustments.
- (b) Sign lighting shall be allowed as follows:

- (1) Not permitted: The sign is neither lighted internally nor has a specific source of light directed at it. It depends on the general illumination in the area for its lighting.
- (2) EXT = External. The sign is illuminated by means of external light fixtures directed at the sign. Lighting shall be directed at the proposed signage only, and not visible from the street. All lighting shall be downward facing.
- (3) INT = Internal. The sign is illuminated by a light source located inside of the sign. Only the letters or other symbols are illuminated within an opaque background. This includes neon and or channel letter signs.
- (4) Backlit. The message is applied to a translucent panel, through which light is directed from a source behind the sign face, illuminating the copy and background of the sign. Backlighting is not a permitted method of sign illumination.
- (5) Site lighting shall be zero footcandles at all property lines.
- (c) *Freestanding signs.* The permitted sign area for a freestanding sign is the maximum area of the sign face, not the combined area of the sign faces. No more than one freestanding sign is permitted on any site. Freestanding signs must be must located to provide at least a one-foot setback from any property line. If the bottom edge of the sign copy is not located more than ten feet above the ground with supports that do not encroach on the clear vision of approaching traffic from any exit from the site, the sign must be located to preserve the following clear vision area. The clear vision area shall be an area within a triangle created beginning at the intersection of the mid point of the driveway and the curb or edge of pavement line of the street, and extending 35 feet in the direction of approaching traffic and 25 feet toward the interior of the property, and then a line connecting these two points. Signage on a single pole is prohibited.
- (d) Special provision for freestanding signs in these overlay districts. All freestanding signs in these districts must be designed to be ground signs.
- (e) Freestanding signs located on parcels that abut the Interstate 94 freeway may be constructed to a maximum height of 30 feet, provided the sign meets all other criteria of this ordinance. A parcel which, but for the location of an intervening frontage road between said parcel and the freeway, shall be deemed to abut the freeway. For all such parcels, the sign may only be located in the yard which directly abuts the freeway or frontage road as applicable.

(Ord. No. 2008-03, § 7, 2-26-2008; Ord. No. 2012-08, §§ 1, 2, 9-11-2012; Ord. No. 2016-07, 3-22-2016)

Sec. 113-10. - Allocation of Permitted Sign Type and Sign Area and Provisions for Multitenant Developments and Sites

- (a) In multitenant buildings or sites, the permitted sign area and sign types, except for permitted freestanding signs, may be installed by each individual business establishment that has exclusive use of some portion of the street or otherwise primary level of the building and direct access to the outside. Tenants located on the street or otherwise primary level in a center with a common mall or atrium shall be considered to have direct access to the outside for the purpose of this section.
- (b)

The management and ownership of any business establishment proposing to install signage must be separate and distinct from the management and ownership of any other establishment in the same building or on the same building lot. Each establishment must be separated from all other establishments by party walls having no openings or passages.

- (c) Signage for establishments occupying a multitenant building or site, but not located on the street or primary level of the building must be provided from the allocation of sign area and type to the occupants of the street or primary level of the building.
- (d) Only one freestanding sign is permitted for each development or parcel whether occupied by a single or by multiple tenants.
- (e) Each multitenant building shall be permitted up to 2.0 square feet of sign area per lineal foot of building frontage, except in the TTC zone, where multitenant is limited to 1.5 square feet of sign area per lineal foot of building frontage.
- (f) If a multitenant structure fronts on more than one street, the 2.0 per linear foot of sign may be split between the two street frontages. Sign calculations shall be based upon the main entrance of the site.
- (g) Freestanding sign area and height for a multitenant structure shall be determined by the Table One standards above, unless approval for additional signage is granted through the city council.

(Ord. No. 2008-03, § 8, 2-26-2008)

Sec. 113-11. - Special Sign Types

- (a) *Service area canopy signs.* Each edge of a service area canopy facing a street is permitted 25 square feet of sign area in addition to all other sign area permitted on the site. Such signage may be illuminated externally, internally, or backlit, but no other part of the face of the canopy shall be illuminated.
- (b) *Awning or sun canopy.* No part may be less than eight feet or greater than 12 feet above grade. Any sign area on the awning, if illuminated, will be deducted from the permitted wall sign area. The fabric or material used for the awning or canopy must be opaque and no internal illumination is permitted.
- (c) *Commercial real estate signs.* "For Sale" or "For Rent" signs on commercial or industrial properties, whether attached to the wall or freestanding are permitted as part of the unused sign area allocated to the site. No freestanding for sale or for rent signage is permitted except as part of or attached to the permitted freestanding sign or signs on the site. If adequate unallocated sign area is not available, temporary signage may be attached to the wall or an existing freestanding sign as regulated in section 113-8.
- (d) *Subdivision identification signs.* Signs identifying the name of the subdivision may be placed in outlots located at each entrance to the subdivision. Such signs shall not exceed 32 square feet in area, five feet in height, be designed as ground signs and shall not be illuminated.
- (e) *Dynamic signs.* Electronically or other technologically controlled signs where the message is formed by electronic or other digital or dynamic media, and when not static for more than one hour are considered flashing signs, except when used to provide primarily time and temperature or other public service information and not to exceed 25 percent of the area of the sign face when located as an on-premises

sign. On-premises dynamic signs may not change more than once per hour, except as required to update time, temperature and public service announcements. Transition between time, temperature and public service announcements must be instantaneous and have no special effects of any kind.

- (f) *Graphic signs.* Permitted graphic signs are allowed in the TTC traditional town center overlay district when part of a permitted wall, projecting or freestanding sign.
- (g) *Subject to the expiration provision.* Off-premises, billboard or advertising signs existing at the time of the adoption of this ordinance if constructed in the S-I district in accordance with the provisions of Ordinance No. 94-26 adopted by the city council on August 23, 1994, shall continue to be subject to the expiration provision provided by that district. In all districts, a billboard sign shall be considered a freestanding sign and subject to the limitation of no more than one freestanding sign per site as provided in note 3 freestanding signs in the "Notes for Table One" in Section 113-9, pertaining to permitted sign type, height and illumination by sign district.
 - (1) Off-premises signage shall be located a minimum of 200 feet from residentially zoned property. In addition, off-premises signage shall not be located within 1,000 feet of another off-premises sign on the same side of the right-of-way where located.
 - (2) Off-premises signage shall be limited to 680 square feet in total size.
 - (3) Off-premises signage requests for digital displays shall be limited to parcels immediately adjacent to rights-of-way where the speed limit is greater than 55 miles per hour. In addition, digital displays shall be limited to be no closer than 4,000 feet from another digital display off- premises sign, in addition to being at least 1,000 feet from a standard billboard. The digital display shall only be located on one side of an off-premises sign. The basis for the distance requirement in part is to prevent a motorist from the effect of seeing two digital display billboards at the same time.
 - (4) The digital display may not change more than once every ten seconds. Fading, enhancing, scrolling and other changes are not permitted. The change must be immediately from one image to another.
 - (5) The brightness of a digital display shall not be brighter than is necessary for clear and adequate visibility as determined by the zoning administrator. All lighting on off-premises signage shall be full cut off and downward facing. No off-premises sign shall be of such visibility as to impair the vision of a driver. In addition, no such sign shall be permitted to appear as any type of a traffic signal. Should the zoning administrator deem the sign too bright, the owner of the sign may appeal the decision to the city council once the sign has been amended to meet the zoning administrator's request.
 - (6) Any owner of a digital display off-premises sign also hereby agrees to post public service messages, if requested by the city, as deemed necessary by the city.

(Ord. No. 2008-03, § 9, 2-26-2008)

Sec. 113-12. - Sign Standards Adjustments

Adjustments to the requirements and standards for the height, number, type, lighting, area or location of a sign or signs established by this chapter may be approved through the site plan review process if the following criteria are met:

- (a)

The adjustment results in no increase to the overall amount of signage allowed on the property under an application of the other standards of this section.

- (b) The adjustment results in no increase to the overall height or sign area of any individual freestanding sign otherwise permitted by this Section.
- (c) The adjustment is found to be necessary to provide visual identification of the property due to site conditions that interfere with reasonable identification of the occupant(s).
- (d) Proposed changes to sign allowances beyond the scope of this section shall be processed according to the variance or planned unit development requirements of the zoning ordinances, as may be applicable to the specific property in question.

(Ord. No. 2008-03, § 10, 2-26-2008; Ord. No. 2013-03, § 1, 3-12-2013)

Sec. 113-13. - Banners

Banners are permitted in all sign overlay districts subject to the following conditions:

- (a) Banners shall not exceed 40 square feet on building frontages smaller than 400 linear feet.
- (b) Banner mounted on the wall of a building frontage longer than 400 linear feet may be up to seven percent of the wall area, not exceeding 200 square feet in size.
- (c) Where more than one proprietorship or business uses the same building or parcel, no more than one temporary sign device shall be in place at any one time. The collective total of such businesses may qualify for three permits during any 12-month period with the exception of new business banners, refer to [subsection] (11).
- (d) A business is permitted a maximum of two banners during their temporary display: one banner per building frontage.
- (e) All banners shall be affixed to a principal or accessory building or structure, or both, which is owner or leased by the business for which the sign is advertised. Banners shall not be placed above the cornice or parapet wall of a structure.
- (f) The permitting process shall include individual applications for each ten-day permit with acknowledgement by the owner/tenant regarding his/her responsibilities to maintain the banner and penalties for violation of the permit.
- (g) The total allowable period shall not exceed 30 days within any calendar year with the exception of new business banners, refer to [subsection] (11).
- (h) Ten days will be subtracted from the allotted number of days during a calendar year when a temporary sign is used past the expiration date for the permit.
- (i) Any sign to which a permit has not been issued and the city has notified the business with no response to the deadline, shall lose all remaining temporary signage for 12 months from the date the business owner was given to comply.
- (j) Banners placed in the right-of-way will be confiscated without warning.
- (k) New businesses are permitted to post banners within the first four months they open to the public for a maximum of 40 days.

- (1) Refer to subsections (1) and (2) for size requirements on new business banners.
- (2) New business banners do not count against the original 30-day period.
- (3) It is not permitted to have any other temporary signs on the property when new business banners are placed on the property.

(Ord. No. 2008-03, § 11, 2-26-2008; Ord. No. 2016-23, 12-22-2016)

Sec. 113-14. - Portable Signs

- (a) *Portable signs in the TTC traditional town center overlay district.* One portable sign not exceeding six square feet in area, which shall not be illuminated, and shall be of sufficient weight to prevent movement by wind, shall be permitted for each parcel that does not have a freestanding sign. Portable signs may be allowed on the public right-of-way, provided an encroachment permit is obtained for such sign. Portable signs are not permitted on or adjacent to parcels that have a freestanding sign.
- (b) *Portable and balloon signs in the CB community business overlay district.* Provided a permit is obtained from the zoning administrator a business or parcel may display a portable sign or a balloon sign not exceeding 30 square feet in area on two occasions per calendar year with a maximum of a ten-day period per occasion. Five days shall be subtracted from a business activity's or parcel's allotted number of days during a calendar year when a portable sign is maintained past the expiration date for the permit.
- (c) *Portable and balloon signs in all other overlay districts.* Portable and balloon signs are not permitted in any overlay district except the TTC traditional town center and CB community business overlay districts.
- (d) *Grand opening signage.* Grand opening signage shall be subject to the rules and regulations for temporary signage as stated in sections 113-6, 113-13 and 113-15.
- (e) Signs on wheels and signage on trucks or other vehicles that are not parked in a parking lot or that are parked for the sole purpose of off-site advertising are prohibited.
- (f) *Portable off-premises signage.*
 - (1) Garage sale signs shall not require a permit, and may be placed off- premises from the actual garage sale site. Garage sale signs shall be posted no more than two calendar days prior to the sale, and must be removed within 24 hours after the conclusion of the sale. Garage sale signs shall be limited to four square feet in size and shall contain the address of the property owner.
 - (2) Real estate signage shall be permitted to be placed off-premises, not in the right-of-way, only with the permission of the owner of the off-premises site; and only for the purpose of holding open houses. Off-premises real estate signage shall be limited to four square feet in size. Signage shall contain the name of the agent or property owner and shall also contain a phone number. Real estate signage may be placed on off-site locations beginning at 6:00 p.m. of the Friday before the open house, and must be removed by 7:00 a.m. of the Monday after the after open house. No permit is required for this kind of signage.
 - (3) All other off-premises signage, such as, but not limited to charitable organizations or sports associations shall be permitted with the permission of each property owner where the signage is to be placed, a map of the signage locations, and shall be located for no longer than ten consecutive days,

and no more than 30 days in a calendar year. This type of signage requires a temporary permit application, and is limited to four square feet in size.

- (4) Governmental purpose temporary signage may be placed within the right-of-way for no more than ten consecutive days, and must not impact visibility of drivers or pedestrians.

(Ord. No. 2008-03, § 12, 2-26-2008)

Sec. 113-15. - Pennants, Streamers, Strings of Lights, Searchlights, Etc.

Pennants, streamers, strings of lights, searchlights, flags of other than a political jurisdiction, beacons or any other similar signs shall be considered prohibited graphic signs and are not permitted in any of the sign overlay districts.

(Ord. No. 2008-03, § 13, 2-26-2008)

Sec. 113-16. - Maintenance and Repair

- (a) *Required.* All signs shall be kept in good repair and free from peeling paint, rust, damaged or rotted supports, framework or other material, broken or missing faces or missing letters. Any structure from which a sign has been moved or removed shall be repaired with materials and/or painted or stained to match the existing background.
- (b) *Activities considered normal maintenance and repair.* Activities considered normal maintenance and repair include activities such as replacement, restoration or improvement of parts of the sign.
- (c) *Items not considered normal maintenance and repair.* Changes made to the location, size, height or bulk of the sign or addition of illumination are not considered normal maintenance and repair and shall require the nonconforming sign be brought into conformance with all requirements of this chapter.

(Ord. No. 2008-03, §§ 14—16, 2-26-2008)

SECTION 113: SIGN ORDINANCE

113-01: Purpose

Subd. 1. The purpose and intent of this chapter is to:

1. Regulate the number, location, size, type, illumination, and other physical characteristics of signs within the City in order to promote public health, safety, and welfare.
2. Maintain, enhance, and improve the aesthetic environment of the City by preventing visual clutter that is harmful to the appearance of the community.
3. Improve the visual appearance of the City while providing effective means of communication, consistent with constitutional guarantees and the City's goals of public safety and aesthetics.
4. Provide for fair and consistent enforcement of the sign regulations set forth herein under the zoning authority of the City.
5. Ensure adequate means of expression as allowed by the first amendment of the U.S. Constitution and other federal, state, and local laws.
6. Minimize hazards caused by signs that are structurally unsound, interfere with sightlines or unduly distract drivers, pedestrians, or bicyclists

Subd. 2. Applicability. Any sign erected, altered, or maintained after the effective date of this ordinance shall conform to the regulations in this chapter.

Subd. 3. Scope of regulations. These sign regulations apply to all structures and land uses within the City. This chapter outlines signage standards for both permitted and conditional uses across the zoning districts. No individual may place, erect, or maintain a sign, nor permit a property under their control to be used for such a sign, unless it complies with this chapter and all applicable regulations.

It is not the purpose or intent of this chapter to regulate the message displayed on any sign; nor is it the purpose or intent of this chapter to regulate any building design or any display not defined as a sign, or any sign which cannot be viewed from outside a building.

Subd. 4. Interpretation.

1. The provisions of this chapter shall be held to be the minimum requirements for the purpose of promoting public health, safety, morals, and general welfare.
2. When any condition imposed by any provision of this chapter is either more restrictive or less restrictive than similar conditions imposed by any provision of any other applicable law, City Code provision, statute, resolution, or regulation of any

kind, the more restrictive one which imposes higher standards or requirements shall prevail.

113-02: Definitions

The following terms, as used in this chapter, shall have the meanings stated. All measured distances expressed in feet shall be to the nearest tenth of a foot. For the purpose of this chapter, the following definitions shall apply:

Awning Sign. A building sign attached to, affixed to, or painted on an awning.

Banner Sign. A sign made of fabric or other similar nonrigid material with no enclosing framework or electrical components that is supported or anchored on two or more edges or at all four corners.

Billboard. An off-premises sign intended by the sign owner to be available for sale, lease, or rental for the purpose of promoting any commercial activity which is not situated on the same property as the billboard or of promoting any product or service which is not primarily available on the same property as the billboard; and incidentally used for the display of public service messages.



Building, Front. The face or faces of the building tied to the front lot line or lines.

Building Sign. A building sign is attached to or supported by a building whether it is the wall, window, or roof of the building. This sign type includes awning, canopy, marquee, projecting, roof, and wall signs.

Canopy Sign. A building sign attached to, affixed to, or painted on a canopy.

Double-Faced Sign. A sign with two identical faces that is designed so only one face can be viewed at one time. Only one side of a double face or V-type sign structure shall be used in computing total surface area, provided the maximum angle between faces of double-faced or V-type signs is 45 degrees.

Electronic Message Center (EMC). A sign that can display words, symbols, figures, or images that can be electronically changed by remote or automatic means.

Flag. Any fabric or flexible material attached to or designed to be flown from a flagpole or other similar structure.

Freestanding Sign. A sign on a frame, pole, or other, support structure not attached to any building. This sign type includes pylon, post and arm, and monument signs.

Internal Wayfinding. A sign used to aid customers in circulation within parking areas for multifamily or nonresidential uses. These signs could come in the form of monument, pylon, post and arm, or wall sign types.

Marquee Sign. Any building sign attached to a marquee, a permanent roof-like structure projecting beyond a building or extending along and projecting beyond the wall of the building, generally designed and constructed to provide protection from the weather.

Menu Board. A freestanding menu sign oriented to the drive-through lane for a restaurant, coffee shop or other establishment.

Monument Sign. A freestanding sign supported primarily by an internal structural framework or integrated into landscaping or other solid structural features other than support poles.

Mural. All or any portion of artwork upon the exterior wall of a building or other structure which would not constitute a sign under this ordinance.

Off-Premise Sign. A sign whose message is unrelated to the premises or the activity and use occurring on the premises on which the sign is located.

On-Premise Sign. A sign whose message is related to the premises or the activity and use occurring on the premises on which the sign is located.

Permanent Sign. A sign structure that is intended for permanent display due to the construction, materials, placement, or installation. See also building and freestanding sign definitions.

Political or Noncommercial Sign. means a sign posted by a person or group promoting or commenting on a political issue, opinion or candidate for political office. Signage shall be placed on private property, not within ten feet of a driveway, except as otherwise permitted by MN Statutes §211.b.045.

Post and Arm Sign. A type of freestanding sign supported by a post and arm.

Portable Sign. Means a sign which is designed or intended to be moveable, including by trailer or on its own wheels, even though the wheels of such sign may be removed.

Projecting Sign. A type of building sign extending outward from the face of the building.

Pylon Sign. A freestanding sign supported by at least two posts so that the sign and supports are finished to grade by encasing the posts in a material consistent with the sign.

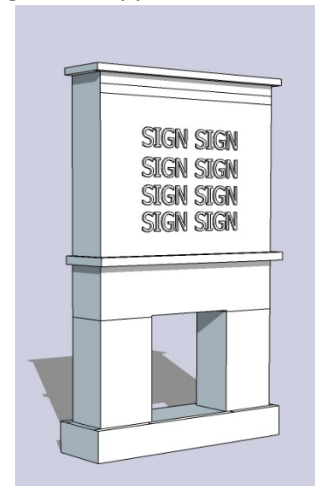
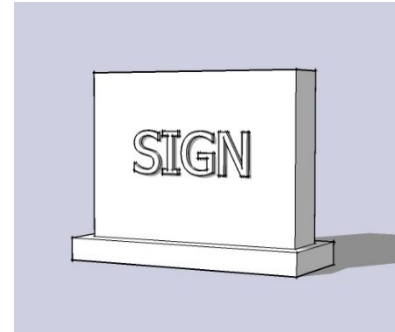
Roof Sign. Any single or double-faced signs mounted upon the roof of a building. This also includes signs painted or displayed directly upon the roof surface.

Rotating Sign. A sign that revolves, rotates, or mechanically moves.

Sign. A device, structure, or fixture which communicates a message using words, graphics, letters, figures, symbols, trademarks, or other visual representations. Painted wall designs or patterns are not considered signs.

Structure. means a structure, including the supports, uprights, bracing and framework, that supports or can support a sign.

Temporary Sign. A sign intended to display either commercial or noncommercial messages of a transitory or temporary nature. Portable signs or any sign not permanently embedded in the ground, or not permanently affixed to a building or sign structure that is permanently embedded in the ground, are



considered temporary signs.

Wall Sign. A building sign mounted flat against a wall or painted on the wall of a building or structure with the exposed face of the sign in a plane parallel to the face of the wall.

Window Sign. A sign posted, painted, placed, or affixed to the interior or exterior of a window.

113-03: Sign Permits

- Subd. 1. Applicability. Except for routine maintenance, no sign may be painted, constructed, erected, remodeled, relocated, or expanded until a sign permit is obtained in accordance with the applicable building code. No sign permit shall be issued for any sign unless the sign is permitted by, and complies with, the regulations of this chapter.
- Subd. 2. Application.
1. A sign permit application shall be submitted for all signs requiring a permit.
 2. All sign permit applications shall be accompanied by a permit fee according to the adopted fee schedule.
 3. A sign permit application shall be accompanied by the following items:
 - a. A site plan and/or building elevations showing the position, height, and dimensions of the sign(s) in relation to all nearby existing or proposed buildings, structures, and property lines.
 - b. Written consent of the property owner of the building or site upon which a sign is to be erected, constructed, or maintained.
 - c. Such other information as the Zoning Administrator requires to show full compliance with this and all other laws and ordinances of the City.
- Subd. 3. Review. Sign permits are reviewed administratively by the Zoning Administrator.
- Subd. 4. Appeals.
1. Applicants wishing to appeal a determination by the Zoning Administrator shall do so in writing within ten days of said determination.
 2. Appeals from the Zoning Administrator's determination shall be heard by the Board of Adjustment and Appeals, and a recommendation made to City Council.
 3. The Board of Adjustment and Appeals shall consider the appeal within 60 days of filing of said appeal by the applicant.
- Subd. 5. Nullification. A sign permit shall become null and void if the work for which the permit was issued has not been completed within a period of six months after the date of the permit. A permit may be renewed, and no additional fee shall be collected for the renewal.
- Subd. 6. Revocation. The City may revoke a permit when a sign is in violation of this chapter or any other ordinance in the City of Rogers. Any signs installed under a revoked permit shall be removed within ten days of written notice of the revocation. If the owner or lessee fails to remove the sign, the Zoning Administrator shall give the owner 30 days

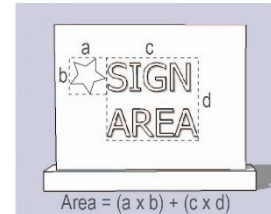
written notice to remove it. Upon failure to comply with the notice, the Zoning Administrator may have the sign removed at the owner's expense.

113.04: General Sign Regulations

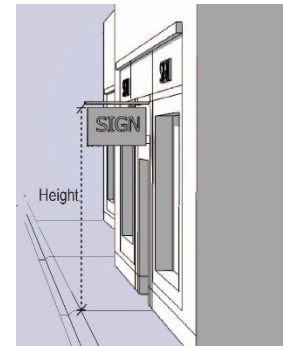
Subd. 1. Applicability. All permanent and temporary signs, except official traffic and street signs, shall conform to the provisions of this section and any other ordinance or regulations of the City.

Subd. 2. Sign area measurement.

1. The area to be calculated is the area within the smallest rectilinear perimeter that contains the entire signboard or module. The area of a sphere shall be computed as the area of a circle.
2. Only one side of a double-faced sign shall be considered in determining the total display surface area. The face shall be that portion of a sign upon which the message, advertisement or similar display is presented, as distinguished from the structural members.



Subd. 3. Sign height measurement. The height of a sign shall be measured from the natural grade, or, if elevations of the centerline of the nearest frontage street are provided by the sign applicant, this point of elevation may be used rather than the natural grade.



Subd. 4. Placement.

1. If the bottom edge of the sign copy is not located more than ten feet above the ground with supports that do not encroach on the clear vision of approaching traffic from any exit from the site, the sign must be located to preserve the following clear vision area. The clear vision area shall be an area within a triangle created beginning at the intersection of the midpoint of the driveway and the curb or edge of pavement line of the street, and extending 35 feet in the direction of approaching traffic and 25 feet toward the interior of the property, and then a line connecting these two points.
2. Signs and their supporting structures shall not interfere with any surface and underground utility or communications lines or equipment.
3. No sign shall be mounted on chimneys, rooftop equipment, towers, cooling towers, elevator penthouses, commercial antennas, communication towers, belfries, church spires and cupolas.
4. No sign shall be pasted or attached to utility poles, trees, fences, or other signs.
5. No sign shall be pasted or attached to City property or equipment without permission from the governing body and shall be subject to all related laws and

ordinances.

6. Except as provided for elsewhere in this ordinance, private signs may not encroach or overhang the public right-of-way.

Subd. 5. Materials and construction.

1. All signs shall be constructed of durable materials using noncorrosive fastenings.
2. All signs shall be constructed in such a manner and of such material to be considered safe and substantial.
3. Signs which utilize electricity must meet the following provisions.
 - a. Be installed in accordance with the current applicable electrical code.
 - b. All necessary electrical and building permits must be obtained prior to placement.
 - c. Electrical service to freestanding signs shall be underground.
 - d. Exposed wiring or conduit shall not be allowed, unless the conduit matches the surface it is attached to.
 - e. All work shall be completed by an electrical contractor licensed by the State of Minnesota.

Subd. 6. External lighting.

1. Lighting must be directed at the sign and must be shielded (not be visible to pedestrians, motorists, or neighboring residents or businesses).
2. Lighted signs shall be no closer than 20 feet from the nearest residential property.
3. Lighting must not exceed zero footcandles at any property line.
4. Lighting for wall signage must be backlit or downcast.

Subd. 7. Internal lighting.

1. No sign may be of such intensity or brilliance as to impair the vision of a motor vehicle driver with average eyesight or to otherwise interfere with the driver's operation of a motor vehicle.
2. No sign may be of such intensity or brilliance that it interferes with the effectiveness of an official traffic sign, device or signal.
3. Signs using an LED (light emitting diode) light source shall not exceed a luminance level of 500 candela per square meter (nits) between sunset and sunrise, and shall not exceed a luminance level of 5,000 candela per square meter between sunrise and sunset.

4. Signs using fluorescent, neon, or incandescent light sources shall not exceed 12 watts per square foot of sign surface area.

Subd. 8. Maintenance.

1. All signs and components thereof shall be kept in good repair and in safe, neat, clean, and attractive condition and in compliance with all applicable building code requirements.
2. All permanent signs shall be properly painted including all parts and supports of the sign unless such parts or supports are galvanized or otherwise treated to prevent rust.
3. If any property use or business changes ownership, all signs on that property, including any sign identifying a business no longer in existence, shall be brought into conformance within 30 days
4. Any sign which becomes structurally unsafe or endangers the safety of a building or premises, or endangers the public safety, shall be considered a public nuisance and shall repaired or removed by the owner, agent, or person having the beneficial use of the building, structure, or land upon which the sign is located within 30 days after written notification from the Zoning Administrator.

113.05: Sign Area and Location Regulation.

Subd. 1. Applicability. The following district regulations and sign standards are applicable to all permanent and temporary sign types.

Subd. 2. Acceptable sign types by zoning. See standards for sign types in Section 113.06.

TABLE 1.					
Sign Types	Zoning Districts				
Permanent	R-1, R-2, R-3, R-4, R-5, AG, OP	LC, RC, GI	SB	ND	DT²
Awning	NA	Allowed	Allowed	Allowed	Allowed
Canopy	NA	Allowed	Allowed	Allowed	Allowed
Electronic Message Center	NA	NA	Allowed	NA	Allowed
Freestanding	Allowed (monument only)	Allowed	Allowed	Allowed	Allowed
Internal Wayfinding	R-4, R-5 and OP only	Allowed	Allowed	Allowed	Allowed
Menu Board	NA	Allowed	Allowed	Allowed	Allowed
Wall	R-4, R-5 and OP only	Allowed	Allowed	Allowed	Allowed
Window	NA	Allowed	Allowed	Allowed	Allowed
Temporary (all types) ¹	Allowed	Allowed	Allowed	Allowed	Allowed
Notes: NA means "not allowed." ¹ Refer to 113.08 for a list of temporary sign types. ² Refer to 113.12 for sign standards.					

Subd. 3. Planned Unit Developments. All developments must comply with standards for the underlying zoning district. PUD master sign plans shall be approved as part of the Preliminary PUD development plan. The content for a master plan shall follow Section 113.07 Subd. 3 (2).

113.06: Standards for Permanent Signs

Subd. 1. Sign Standards by Zoning District.

TABLE 2						
Sign Types	Zoning Districts					
Permanent	R-1, R-2, R-3, AG	R-4, R-5, OP¹	LC, GI, ND	SB	RC	DT²
Freestanding	32 square feet (monument only)	60 square feet (monument only)	120 square feet	120 square feet	120 square feet	48 square feet
Internal Wayfinding	N/A	6 square feet	6 square feet	6 square feet	6 square feet	6 square feet
Wall	N/A	10% of the building front	10% of the building front	10% of the building front	10% of the building front	10% of the building front
Window	N/A	33% of window area	33% of window area	33% of window area	33% of window area	25% of window area
	Notes: NA means “not allowed.” ¹ Institutional uses in all residential districts shall follow the standards for R-4, R-5 and OP ² Refer to 113.10 for additional sign standards.					

Subd. 2. Setbacks. Unless specifically noted otherwise, all permanent freestanding signs shall be set back a minimum of one foot from any property line and a minimum of three feet from any parking area or driveway. No sign shall be located within a drainage and utility easement. The City may require a greater or lesser setback due to public safety reasons, which may include the following conditions: vehicle sight distance, distance from intersection, designation of adjacent right-of-way, etc.

1. Menu boards and internal wayfinding signs are exempt from the setback standards from the parking area or driveway.

Subd. 3. Awning sign.

1. Signs shall not exceed 75% of individual awning area or awning width.
2. One awning sign per side of structure with street frontage.
3. The awning structure shall have a minimum of 12-foot vertical clearance above sidewalk or pathway.
4. Awnings shall be considered to be an integral part of the structure to which they are accessory. Signs may be attached to an awning, but such structures shall not be considered as part of the wall area, and thus shall not warrant additional sign

area.

Subd. 4. Canopy sign.

1. Signs shall not exceed 75% of individual canopy area or canopy width.
2. One canopy sign per side of structure with street frontage.
3. The canopy structure shall have a minimum of 12-foot vertical clearance above sidewalk or pathway.
4. Canopies shall be considered to be an integral part of the structure to which they are accessory. Signs may be attached to a canopy, but such structures shall not be considered as part of the wall area, and thus shall not warrant additional sign area

Subd. 5. Freestanding (includes monument, pylon, and post and arm sign types).

1. One (1) freestanding sign per lot.
 - a. Except that in the R-1, R-2, R-3, R-4, R-5, OP and AG only one monument sign is permitted per subdivision.
2. Height.
 - a. Post and arm signs shall not exceed eight feet above existing grade.
 - b. Monument signs shall not exceed eight feet above existing grade.
 - c. Pylon signs shall not exceed 12 feet above existing grade.
 - d. Electronic message center signs shall not exceed eight feet above existing grade.
 - e. Freestanding signs located on parcels that abut the Interstate 94 freeway may be constructed to a maximum height of 30 feet, provided the sign meets all other criteria of this ordinance. A parcel which, but for the location of an intervening frontage road between said parcel and the freeway, shall be deemed to abut the freeway. For all such parcels, the sign may only be located in the yard which directly abuts the freeway or frontage road as applicable.
3. Design
 - a. All exposed pole or post structures must be wrapped or faced with stucco, architectural metal, brick or stone consistent with the building architecture for the bottom eight feet of the structure.
 - b. The area around freestanding signs shall be landscaped with plantings and maintained in such a manner to accent and enhance the sign.

Subd. 5. Electronic message centers (EMC).

1. General.
 - a. EMCs shall only be permitted on freestanding signs.
 - b. Non-conforming signs shall not be eligible for conversion to an electronic message center, except for off-premises, billboard or advertising signs.
2. One electronic message center sign structure may be allowed per site.
3. EMCs shall adhere to the height standards for freestanding signs.
4. EMC display.
 - a. EMCs shall maintain no less than a ten second cycle time for any images and messages.
 - b. Any change from one static display to another must be instantaneous and shall not include any distracting effects, such as dissolving, spinning, or fading. Animation, motion, or video displays are prohibited.
 - c. The images and messages displayed must be complete in themselves without continuation in content to the next image or message or to any other sign.
 - d. No EMC shall have a brightness level that exceeds 0.3 foot-candles above ambient light as measured from the property line.
 - e. Signs using an LED (light emitting diode) light source shall not exceed a luminance level of 500 candela per square meter (nits) between sunset and sunrise, and shall not exceed a luminance level of 5,000 candela per square meter between sunrise and sunset.
 - f. All EMC signs shall include certification from the sign's manufacturer that the sign has been preset to conform to the luminance levels noted above and these settings are protected from end users' manipulation by password protected software.
 - g. EMCs may use multiple colors within the display, but the use of color shall not create distraction or a hazard to the public health, safety, or welfare.
5. Operation.
 - a. All EMCs shall be equipped with a means to immediately discontinue the display if it malfunctions.
 - b. The owner of an EMC must immediately cease operation of their sign when notified by the City that it fails to comply with the standards of this chapter.

Subd. 6. Internal wayfinding sign.

1. Appropriate number of signs to provide directional assistance given size of site and circulation pattern as determined by the Zoning Administrator.

2. Signs shall not exceed eight feet in height.
3. Internal wayfinding signs may come in the form of monument, pylon, or post and arm sign types.
4. Signs shall be designed in a uniform manner (within individual subdivision or center) using consistent background color and typeface colors.

Subd. 7. Menu Board Signs.

1. No more than two signs that serve customers via automobiles are allowed with a maximum total combined area of 64 square feet.
2. In no instance shall a sign be greater than 50 square feet or exceed eight feet in height from grade to the top of the sign.
3. Extenders shall not be attached to any sign in excess of the maximum size allowed. The menu board sign area may be additional to the permitted wall and freestanding sign area allotted to the building.

Subd. 8. Wall.

1. One sign per tenant per façade visible from an adjacent street, alley, or customer parking lot. Not more than three signs shall be allowed per tenant.
2. Wall signs shall not stand more than four inches away from the wall.
3. Wall signs shall maintain a minimum vertical clearance of eight feet above sidewalk grade.

Subd. 9. Off-premises, billboard or advertising signs.

Signs existing at the time of the adoption of this ordinance shall continue to be subject to the expiration provision provided by their respective approvals. In all districts, a billboard sign shall be considered a freestanding sign and limited to one sign per site. The following standards apply to billboards existing at the adoption of this ordinance.

1. Off-premises signage shall be limited to 680 square feet in total size.
2. The digital display shall meet the standards for an electronic message center in Section 113-06 Subd. 4(4).
3. All visible sign support columns shall be concealed with approved architectural embellishments. The materials used in the sign support embellishments shall be primarily natural stone, brick, approved masonry panels, stucco, or architectural metal.
4. Any owner of a digital display off-premises sign also hereby agrees to post public service messages, if requested by the city, as deemed necessary by the city.

113.07: Multitenant Buildings.

- Subd. 1. The property owner shall be responsible for allocating the allowable sign area among the tenants of multi-tenant buildings. If the owner does not allocate the sign area, the City may do so based on the relative floor area or tenant frontage.
- Subd. 2. The total surface area of all individual signs on the buildings shall not exceed the maximum square footage requirements.
- Subd. 3. Master sign plan. A master sign plan is required to control total sign area and sign placement to help eliminate incongruities as tenants/occupants change.
 - 1. No permit shall be issued for an individual sign per Section 113.03 without a submittal of a master sign plan as part of the permit application.
 - 2. A master sign plan shall contain the following information:
 - a. A scaled site plan showing location of buildings, parking lots, driveways and landscaped areas and an accurate indication on the site plan of the proposed location of present and future signs of any type, whether requiring a permit or not.
 - b. Scaled color drawings clearly showing the location of the sign on the site or building elevation.
 - c. Dimensions of each sign per plan including a summary table with said dimensions.
 - d. The plan shall bear the signature of all owners or their authorized agents in such form as required by the City or as a part of applicable and active restrictive covenants.
 - e. A master sign plan may be amended by filing administratively a new master sign plan that conforms to all requirements of this chapter.
 - f. After approval of a master sign plan by the Zoning Administrator, no sign shall be erected, placed, painted, or maintained, except in conformance with approved master sign plan and such plan may be enforced in the same way as provisions of this chapter.

- 113.08: Multi-Business Signs.
- Subd. 1. The multi-business sign, hereinafter referred to as MBS, shall only be permitted in LC, GI, ND, RC and SB Zoning Districts.
- Subd 2. The intent and purpose of multi-business signs are:
1. To promote commercial depth rather than first tier strip development along highway corridors.
 2. To allow area identification and commercial identification of business sites in a manner that coordinates traffic safely and effectively.
 3. To minimize individual freestanding signage by allowing clustering of two or more area identification and/or freestanding signs on a single MBS in exchange for separate freestanding signs on each business site.
 4. To cluster MBS signage at major intersections.
 5. To require high architectural standards for MBS which would incorporate natural wood, stone, brick or manufactured like products in the freestanding structure.
 6. To require base landscaping and maintenance.
 7. To allow area identification and commercial business identification on approved MBS for developments and/or businesses located within a one-half mile radius of the MBS location.
- Subd. 3 No MBS may be erected or maintained until a master sign plan, signed by the owner(s) of all properties on which any area or business is located whose identification sign is proposed to be included on any MBS covered by the plan, is filed with, and approved by the City.
- Subd. 4 The applicant(s) shall submit diagrams, drawings, pictures and other information as requested by city staff describing each MBS proposed.
- Subd. 5 After the city's approval of an MBS plan, no freestanding signs other than those included in the approved plan shall be kept erected, placed or maintained on the properties covered by the plan. Any existing freestanding signs other than the MBS must be removed.
- Subd. 6 At least one business from the parcel where the MBS located must have space on the sign.
- Subd. 7 Each business displayed on the MBS must be within one-half (1/2) mile of the MBS and be within the city limits of Rogers.
- Subd. 8 Notwithstanding any other provision of this code, no business located on property which is covered by any approved MBS plan shall be permitted to keep erect, place or maintain any freestanding sign on such property except as referenced in the

approved plan. Such business may, however, erect, place and maintain any other signs (such as building, monument, directional signs, etc.) otherwise permitted by this code.

113.09: Standards for Temporary Signs.

Subd. 1. Applicability. Temporary signs are not intended for permanent installation. Temporary signs come in a variety of types, each of which is regulated below. Where not specifically defined, temporary signs shall be regulated per Subd. 2, below.

Subd. 2. General regulations.

1. A permit shall be obtained for each location and time period for placement of temporary signs, except:
 - a. Temporary signs under eight square feet in an area shall not be required to obtain a permit provided that the posting date of the sign is legibly and permanently printed on the sign.
 - b. Farm stands in any district are permitted to display a temporary sign less than 16 square feet in area during the period of sales. Temporary commercial signs shall advertise an activity on the property on which they are located.
2. Location.
 - a. If attached to a building, sign shall be flat and shall not project above the roof line.
 - b. Shall not be located in the right of way.
3. Limit. No more than four temporary signs may be placed on a site at any one time.
4. Time. No temporary sign shall be located on a property for more than 60 consecutive days.
5. Per Minn. Stat. 211B.045, all noncommercial signs of any size may be posted in any number beginning 46 days before the state primary in a state general election year until ten days following the state general election. The same time limitations shall apply to local elections. Placement of such signs shall adhere to Subd. 2(1) above.
6. Maintenance. All temporary signs must be maintained and shall be removed if material shows signs of wear such as fraying, fading, chipping, or other physical damage.

Subd. 3. Specific regulations by type of temporary sign.

1. A-frame (sandwich board).

- a. Signs must leave a minimum of six feet of clear walkway on the sidewalk.
 - b. One sign allowed per business, ten square feet per side, four feet in height.
 - c. Such signs shall not be left on the sidewalk overnight.
- 2. Banner sign.
 - a. Banner signs may extend across a public street only with permission of the governing body and shall be subject to all related laws and ordinances.
 - b. One sign per property.
 - c. Banners shall not exceed 40 square feet on building frontages smaller than 400 linear feet.
 - d. Signs may be supported by posts or stakes which are attached to the ground or securely attached to the face of a building.
- 3. Flag.
 - a. Sign shall be set back no less than ten feet from the curb or street.
 - b. The maximum aggregate area of all flag signs shall not exceed 32 square feet.
 - c. A flagpole shall not exceed a height of 25 feet.
- 4. Freestanding.
 - a. The top of the sign shall not extend more than six feet above ground level.
 - b. The maximum sign area is 32 square feet.
 - c. The sign shall be set back no less than ten feet from the curb or street.
- 5. Window signs.
 - a. Location. No limit on the location of the sign except as otherwise specified in this Code.
 - b. Limit. Window signs are limited to 33 percent of the total surface area of the window to which they are affixed.

113.10: Downtown Sign Standards

Subd. 1. Setbacks

General Setback: All freestanding signs must be set back at least one foot from property lines and 10 feet from driveways or parking areas.

Subd. 2. Placement: Signs must not obstruct pedestrian walkways, bike paths, or traffic visibility. It is essential to maintain clear sight lines at intersections and avoid placements that interfere with official traffic signage or signals.

Subd. 3. Design Guidelines

1. Internally illuminated indoor window signs shall not exceed five square feet in size.
2. Externally illuminated projecting signs and externally illuminated wall signs with a horizontal running upper sign band are encouraged.
3. Architectural Compatibility: Signs should enhance and complement the architectural style of the downtown area.
4. Material and Color: Specifications for materials (such as wood, metal, or glass) and color palettes should be provided to promote visual consistency and appeal.
5. Compliance with the Rogers Downtown Master Plan adopted on March 23, 20221 and as may be amended.

113.11: Prohibited Signs

Subd. 1. Prohibited sign types.

1. Signs with moving or swinging parts, with the exception of projection signage.
2. Flashing signs, except when used to provide primarily time and temperature or other public service information and not to exceed 25 percent of the area of the sign face.
3. Roof signs, a sign mounted on the roof of a building or on a parapet wall.
4. Off-premises, billboard or advertising signs, or any sign that directs attention to a business, service, product or event not related to or on the premises where the sign is located, except as allowed per Section 113-08.
5. Any sign not constructed, wired, assembled, attached or supported in conformance with applicable building or other codes and regulations.
6. Pennants, streamers, strings of lights, searchlights, flags of other than a political jurisdiction, beacons or any other similar signs.
7. Any sign not specifically permitted in this chapter.
8. Any signage placed in the right-of-way will be immediately removed by the City. Any damage occurring to the sign during the removal process will not result in reimbursement as the sign was placed on public property.
9. Signs that produce sound or include a noisemaking device or instrument for any purpose other than regulatory.
10. Signs which are of a size, location, movement, content, coloring, or manner of illumination which may be confused with or construed as a traffic control device, or which hide from view any traffic or street sign or signal or which obstruct the view in any direction at a street or road intersection.

Subd. 2. Prohibited signs are subject to removal by the City at the owner's expense.

113.12: Exemptions.

Subd. 1. The following are not regulated by this chapter.

1. Building addresses.
2. Historic plaques.
3. Governmental signs for control of traffic and other regulatory or notification purposes as governed under Manual on Uniform Traffic Control Devices (MUTCD) and Minnesota MUTCD.
4. Murals.
5. Real Estate Signs.
6. Construction Signs.
7. Religious symbols or works of art that do not contain a commercial message.
8. Notices required to be posted by law, including, but not limited to warning signs, dangerous dog, hazardous building, building permit, etc.
9. Seasonal decorations, including inflatable seasonal decorations.
10. Sculptures.
11. Governmental wayfinding and directional signage.
12. Political or noncommercial signs that comply with Minn. Stats. § 211B.045 are permitted. In residential, multifamily, and institutional overlay districts, such signs may be displayed outside the regulated period, provided they do not exceed six square feet, are no more than six feet tall, and are limited to one wall or freestanding sign per street frontage.

113.13: Nonconforming Signs.

- Subd. 1. A nonconforming sign is any sign that was legally established and maintained in compliance with the provisions of all applicable laws in effect at the time of original installation but that does not now comply with the provisions of this chapter. It is the intent of this chapter to recognize that the eventual elimination of signs that do not comply with the provisions of this chapter is as important as the prohibition of new signs that would violate these standards.
- Subd. 2. General requirements. A nonconforming sign may not be:
 - 1. Changed to another nonconforming sign.
 - 2. Expanded.
 - 3. Reestablished after a business discontinued for more than one year.
 - 4. Reestablished after damage or destruction of more than 50% of its value, as determined by the Building Official, and no building permit has been applied for within 180 days of when the damage occurred.
- Subd. 3. Amortization. After the date of enactment of this chapter, nonconforming signs located within any zoning district shall be brought into compliance with this chapter if said sign is to be expanded.
- Subd. 4. Maintenance and repair. Non-conforming signs and sign structures may be maintained and repaired.

113.14: Abandoned Signs

An abandoned sign is a sign that has been inactive for a period of at least one year. An abandoned sign shall be removed by the owner or lessee of the premises upon which the sign is located when the activity related to said sign is no longer conducted on the premises. If the owner or lessee fails to remove the sign, the Zoning Administrator shall give the owner 30 days written notice to remove it. Upon failure to comply with the notice, the Zoning Administrator may have the sign removed at the owner's expense.

113.15: Enforcement

The provisions of this chapter shall be enforced and administered in accordance with the provisions of the Zoning Code.

113.16: Variances

The City may grant a variance to provide relief to a property owner when the strict enforcement of the regulations for sign size, setbacks, height, and the like imposes practical difficulty on the property owner's ability to reasonably display a message. Financial considerations are not justification for variances. The procedure for reviewing a variance shall follow that process outlined for zoning variances in the City code.

113.17: Substitution Clause

Any sign allowed under this section may contain, in lieu of any other message or copy, any lawful noncommercial message or copy.

113.18: Severability.

If any section, subsection, paragraph, sentence, clause or phrase of this section or its application to any person or situation should be held to be invalid or unconstitutional for any reason by a court or competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining portions of this section or its application to any other person or situation.